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MANGAWHAI
Kaipara District Council

Form 5

Submission on a notified proposal for Private Plan Change 83 – The Rise Limited

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* Rosemary Anne

Surname* Kitchener

Agent (if applicable)

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Please select your preferred method of contact*

By email

By post

Correspondence to*

Submitter (you)

Agent

Both

Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC83**

Plan change name: **The Rise Limited**

The purpose of the plan change is to rezone an area north of Mangawhai to a Residential Zone. The key features of the plan change are:

- Rezone 56.9ha of land at Cove Road and Mangawhai Heads Road from Rural Zone to Residential Zone, including consequential amendments to the Operative Kaipara District Plan Maps;
- The creation of a Precinct over top of the Residentially Zoned land with core provisions that to protect ecological features, promote high quality urban design, provide open space and connectivity; and
- Any necessary consequential amendments to the Operative Kaipara District Plan provisions.

Trade competition and adverse effects (select one of the following options)*

I could I could not gain an advantage in trade competition through this submission.

If you ticked 'I could' above, please answer this question by selecting one option below:

I am I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Note:

If you are a person who could gain an advantage in trade competition through making a submission on PPC83 you may only make a submission if you are directly affected by an effect of PC83 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

Yes

No

If others make a similar submission, will you consider presenting a joint case with them in the hearing?

Yes

No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> Support? Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> Retain Amend Add Delete 	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Dargaville
Please refer to attached submission,			
Please NOTE New Plan needs careful consideration from comments made in respect to development made already and experienced in stage 1 of The Rise.			

Your signature: R. Aitchison Date: 22/8/2023

(A signature is not required if you make your submission by electronic means.)

Please return this submission form and any attachments **no later than 5pm Wednesday 23 August 2023** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: planchanges@kaipara.govt.nz or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

PRIVACY ACT NOTE: Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

TO WHOM IT MAY CONCERN : PRIVATE PLAN CHANGE 83

THE RISE LIMITED TO KAIPARA DISTRICT PLAN 2013

Reference = PPC83 "THE RISE LIMITED"

FROM : 11 Pipit PLACE, THE RISE, MANGAWHAI

My husband and I have owned rural land in Pipit Place, The Rise, for the past three years. Our property was originally in what was called Stage 1. of The Rise development.

We have a number of concerns regarding the proposed development of Stage 2. of The Rise and some are pertinent to what we have already experienced in development to date in Stage 1.

CONCERNS & ISSUES :

1. Housing Density of Proposed new Subdivision.

Our main concern is that the proposed new subdivision at The Rise should not allow for city density type housing ie. the minimum section size should be no less than 1000sq metres but preferably greater.

2. Stormwater

We understand the private plan change proposes to leave stormwater management up to each individual landowner when they apply for a subdivision without any overall plan or stormwater design. This is totally inadequate and is likely to result in further ongoing flooding impacting on neighbouring properties as has already happened with Stage 1 of The Rise. For example, stormwater control on Pigeonwood Pl. & Pipit Pl has been poorly designed and sub-standard to the point that flooding and overflow following heavy rainfalls swamps surrounding properties as it flows uncontrolled down the streets and ponds particularly in lower level areas or right at the bottom of Pigeonwood Pl when it reaches the main Cove Road East exit/entrance. Following very heavy rainfall it floods over the main road and on into The Sanctuary.

3. Wastewater

The KDC wastewater treatment plant is at capacity. The cost of any increase in capacity or expansion of the pipe network needs to fall directly on the new landowners. The current cost per connection needs to be reviewed to ensure the real future cost does not fall on other ratepayers.

4. Traffic

The proposed private plan change would have a second road onto Cove Road and two new roads coming onto Mangawhai Heads Road. This area has already

become a major thoroughfare and is used as an alternative route for further north. The proposed plan change would initiate significant extra traffic for the area and it

would require a safe roundabout situation on the corner of Mangawhai Heads & Cove Roads. A clearly signed right hand turn is also definitely required on Cove Road East at the entrance/exit intersection with Pigeonwood Pl bearing in mind that this would be only a few metres past the turning bay for Robert Hastie Drive and the main entrance to The Sanctuary. Notably there is also a dangerous blind corner on Cove Road East just beyond the Pigeonwood Pl entrance for traffic heading towards Mangawhai from the direction of Waipu (often at speed) who are not aware of side road Pigeonwood Pl entrance hidden ahead nor of any possible waiting traffic in the middle of the road trying to negotiate a right turn *into this road entrance.*

Clear roadside signage is needed to warn traffic approaching Mangawhai from Waipu & north to slow down and the fact that there is a hidden side road ahead.

5. Lighting

Poor - almost non existent street lighting is present in/around the Cove Rd East area and needs improvement for night motorists for clear visibility in what has become a busy area.

There is presently one lone street light erected above the Pigeonwood Pl street sign and this is placed on the opposite side of the road to the actual main entrance area into Pigeonwood Pl, and is outside The Sanctuary as opposed to being placed at the entrance of The Rise. The actual entrance to The Rise from Pigeonwood Pl entrance has no lighting whatsoever on either side of the road. This is extremely dangerous and especially at night time when motorists are unfamiliar with the area.

We would hope

that new roads introduced with the Plan Change would all have street lighting erected at each road entrance along with clear relevant street names and these be on the same side of the street as the actual entrance.

6. Rooding

The current rooding on Pigeonwood & Pipit Place is a poorly constructed chip road and has had several large areas that were 'soft' or lifted and have had to be patched & repaired. This area is only around 3 years old with little traffic use at this time and less than satisfactory. Every time we have any heavy rain the chip is gouged & washed out by flowing water and with no proper drains that has

nowhere to go and ends up ponding at the end of the street or bogging side properties. Any future roading in The Rise should be of a far higher standard and addressed at the same time with renewed improved reconstruction of Pigeonwood & Pipit Place in Stage 1. of The Rise.

7. Walking Paths

A dedicated pathway is required on both Cove Road and Mangawhai Heads Rd with pedestrian crossing to link with the existing pathway on the southern side of Mangawhai Heads Road before Jack Boyd Drive.

All dogs using **Off Street Shared Paths** in The Rise must be kept totally on leads and controlled at all times.

Absolutely No Dogs/Cats allowed in Predator Controlled Area/s

Signage required : Fineable Offence for any Entry To This Area by Dogs or Cats with relevant contact details if needed to report to.

8. Environmental

On the northern end of the given area is a small area of covenanted land, some streams, wetlands & pockets of bush. These should be protected and enhanced to offer corridors for various wildlife between the Brynderwyn foothills, Estuary and areas of bush in Mangawhai Heads. There have been kiwi sightings in the locality and as close away as Bream Tail Farm.

Predator Control is required to specialise this as a natural environmental support area and to maintain it on an ongoing basis along with a Predator Control fence To back this up there should be a total ban on both dogs and cats being allowed within the specified predator controlled area/s.

pp. Neville K. Polkinghorne

Rosemary A. Kitchener



11 Pipit Place, The Rise, Mangawhai