

<p style="text-align: center;">Form 5</p> <p style="text-align: center;">Submission on notified proposal for policy statement or plan, change or variation.</p> <p style="text-align: center;"><i>Clause 6 of Schedule 1, Resource Management Act 1991</i></p>
--

This is a submission on a private plan change.

Please complete this form if you wish to make a submission to The Rise private plan change.

Private plan change number: PPC83 | Private plan change name: The Rise Limited

Submissions must be received by 5pm on Wednesday 23 August 2023.

Overview of the Private Plan Change Proposal

The purpose of the private 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 protect ecological features and
- Apply any necessary consequential amendments to the KDP provisions.

You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).

- **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.

You can make a submission on more than one provision using this form.

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

- Please provide your details *

1A

Your first and last names	<input type="text" value="Samantha Mackey-Wood"/>
Postal address	<input type="text" value="31 Jack Boyd Drive, Mangawhai"/>
Contact phone	<input type="text" value="021 2566 351"/>
Email address for correspondence	<input type="text" value="samantha2001nz@yahoo.co.nz"/>

- Please select your preferred method of contact *

1B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *

1C

- Yes
- No

- If you have any attachments that relate directly to your submission on PPC83, you can upload the file/s
1E here

Please attach the required Documents

- 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 PPC83 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- Trade competition and adverse effects - select one: *

2A

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

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

2C

- Yes
- No

- If others make a similar submission, will you consider presenting a joint case with them at the
2D hearing? *

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

PPC83 - The Rise

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D

Example - supports the growth of Mangawhai

I am writing in regard to the private plan change for The Rise Ltd - PPC83

Whilst not against site development, when done well - there are many executions here that will adversely affect not only myself as a landowner within the proposed site but the larger Mangawhai community.

The reference of consultation with landowners on an ongoing basis is incorrect - there are 12 landowners within the PPC area that I know of - who's first exposure to this PPC was the public notification received by mail. Considering there are proposed streets and cycleway access points on our private property, notification to allow time to deliver a well considered submission here has been beyond poor.

Interestingly it is the southern sites - with fragmented ownership that have seen the least communication.

The proposed street - access connection #4 (I ask for this and all access points to be removed) runs directly in front of my property. Not only does this have significant visual impact but adds to the large concern that is stormwater management.

To say that double story 400m2 allotment sizes with 60% impermeable coverage recognises the features and characteristics of Mangawhai is simply not right. In a region that is already struggling with stormwater I feel the scale of potential sites proposed will not be able to be managed effectively.

Another major concern (having 2 young children) is a safe pedestrian/transport network. More sites means more cars which is more risk to children in the area. There isn't an acceptable level of infrastructure offered to offset the increased risk and intensity.

Not only do the above proposed changes destroy the characteristics of the area, through a scale that is not in keeping with Mangawhai's look and feel but the additional weight the associated stormwater will add to surrounding areas (Jack Boyd Drive for example) will add stress to an already strained service (and Mangawhai community).

This PPC is in fact a blight on my and others properties.

I strongly ask this PPC be rejected in its current form.

This PPC does nothing but deliver adverse effects on existing character/qualities and visual amenity and an already stretched infrastructure.

- 3E Do you want to make a submission on another provision? Add another submission point I'm finished
- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files.

If you have any queries at all please email the District Planning Team: districtplanreview@kaipara.govt.nz or phone 0800 727 059

• [PublicVoice](#)