



Form 6

Further Submission on Private Plan Change 83 proposed to the Operative Kaipara District Plan Clause 8 of Schedule 1, Resource Management Act 1991

This is a **further** submission in support of or in opposition to a submission already received by Kaipara District Council on Private Plan Change 83 – The Rise Limited
No **new** submission can be made.

The purpose of this Private Plan Change is:

- To 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.

You can read the Private Plan Change application documentation on the Kaipara District Council website here:
www.kaipara.govt.nz/the-rise

Privacy Act Note

Please note that all information provided in your further 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.

Further Submitter Details

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

First name*			
Surname*			
Postal address*			Postcode
Contact phone	Your email address*		
Please select your preferred method of contact*		By email	By post
Do you have an Agent who is acting on your behalf?		Yes	No
Agent name		Agent email address	
Correspondence to*	Further submitter (you)	Agent	Both

I am *(tick the most relevant box)*

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
<input type="checkbox"/>	the local authority for the relevant area

Your Further Submission must have the correct Submission No. and Submission Point/s from the original submission.

To find this information, refer to the Summary of Submissions that is on our website:

www.kaipara.govt.nz/the-rise

click on Submissions at the bottom of the web page

I (tick applicable)	<input type="checkbox"/>	support	<input type="checkbox"/>	Oppose the original submission of submitter
Submitter Name:				Submission No:
				Submission Point/s:

Clearly indicate which specific parts of the original submission you support or oppose

(You are welcome to type this information in a separate document and attach the document to this form when you submit it to our office)

The reasons for my	support	opposition are
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State, in summary, the nature of your further submission giving clear reasons: *(you are welcome to type this information in a separate document and attach the document to this form when you submit it to our office)*

Attendance and wish to be heard at the hearing				
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I wish to be heard in support of my further submission		Yes		No
If others make a similar submission, I will consider presenting a joint case with them at the hearing		Yes		No

Points to remember as a further submitter
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- A copy of your further submission on PPC83 must be served on the original submitter within five (5) working days after it is served on the Kaipara District Council.
- **It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this form. You will find the Submitter Contact Details on our website: www.kaipara.govt.nz/the-rise (click on Submissions at bottom of web page)**

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

Please return this further submission form and any attachments **no later than 5pm on Tuesday 17 October 2023 to:**
 Kaipara District Council
 Private Bag 1001
 Dargaville 0340

or Email: planchanges@kaipara.govt.nz or

Hand-deliver this further submission to: Kaipara District Council, 32 Hokianga Road, Dargaville OR
 Kaipara District Council, 6 Molesworth Drive Mangawhai

Further Submission on Private Plan Change 83

Prepared by Joel Cayford (Submitter on PPC83)

Dated 15th October 2023

This is a further submission in respect to PPC83. This further submission is organised from broader strategic planning matters, to more specific issues.

Inadequate Provision for Public Infrastructure risks Financial Burden being placed on Community

Submitter	Point #		Reason for Support
3	General	Refers to Env Court decision re Mangawhai Central	Private Plan Changes that lead to requirement for public funded infrastructure, should require that subdivisions cannot proceed unless necessary infrastructure provided for in either a KDC LTP or Annual Plan
12	General	Concerns that public infrastructure needed to service the plan change – delivery and funding - needs to be provided for through LTP or Annual Plan	I share concerns that there needs to be specific provisions that prevent subdivision and development incrementally occurring which requires public funded infrastructure which is not funded from an equivalent development contribution policy as part of a related KDC Annual Plan or LTP.
Others		Funding for roading and wastewater and stormwater infrastructure should not be born by other ratepayers – needs systematic treatment in PC provisions	There are many submitters expressing this concern. It was a key part of the public concerns about the Mangawhai Central private plan change. These learnings, findings and court decisions should be incorporated here as a matter of course and best practice.

Transition Between Rural and Urban inadequately provided for

Submitter	Point #		Reason for Support
2	2.1	Protect areas of bush	Provides eco-corridor links across and within Mangawhai

5	5.4	Lot sizes in keeping with environment	Recognition of where the Rise is located in relation to Urban Mangawhai, and that urban densities need to to reduce accordingly
8	8.1	Reverse sensitivity due to proposed urban densities across the fence from rural and low density development	There is a clear need to plan for organised density transitions between high density and low density environments due to risk of cumulative effects on stock, privacy, plantings and suchlike.
11	11.1, 11.3	Lot sizes along Northern boundaries should be larger/rural. Open space/parks to be provided	These recommendations assist with planned transition at Mangawhai's urban edge, reducing risk of cumulative and edge effects, and also deliver an urban form for the Rise which includes public open space for residents and public.
14	14.1	Reverse sensitivity effects	This submission demonstrates the kinds of effects that can be expected from rural activities at the Northern boundary of the Rise land. These need to be anticipated and provided for – so that any urban development is sufficiently separated from those activities and their effects. And vv (cats, lights at night)

Key specific issues are the provision for stormwater management and rules relating to lots

Submitter	Point #		Reason for Support
1	1.5	Need for stormwater plan for whole	Insufficient information or plans that give confidence adverse effects will be avoided or mitigated
2	2.3	References to existing flooding	Current conditions and flooding should form part of planning approach to stormwater planning – ie recognise and incorporate local knowledge in order to avoid repeating and intensifying flooding in future.
3	General	Refers to Env Court decision re Mangawhai Central	Private Plan Changes that lead to requirement for public funded infrastructure, should require that subdivisions cannot proceed unless necessary infrastructure provided for in either a KDC LTP or Annual Plan
36	36.1	Lack of analysis of flooding risks – further research required	Current conditions and flooding should form part of planning approach to stormwater planning – ie recognise and incorporate local knowledge in order to avoid repeating and intensifying flooding in future.

37	37.5	Need for overall land stormwater planning – not be left to subdivision stage	No subdivision consents should be granted until a detailed assessment report and stormwater management plan can adequately demonstrate to Council an appropriate level of onsite stormwater attenuation, treatment and discharge on each development, to ensure further development within the PPC area does not increase overland flow and flooding effects to other properties within the PPC area, as well as the wider catchment.
48	48.4	Portions of the plan change area have been identified in the Northland Regional Council hazard maps, and development should not occur within these areas to avoid damage from flooding.	I agree with relief sought by this submitter, that, at least: The proposed precinct plan delineates the areas subject to a 1:100 year coastal or river flood hazard on the Northland Regional Council hazard maps and identifies that these areas are unsuitable for residential development. I note the standard of storm referenced here.

Ends.