



Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 30/06/2025

Submission Reference Number #:111

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

Joe Fletcher Horizon on behalf of Richie Evans

Contact person and address for service:

Joe Fletcher
Horizon Surveying & Land Development
4 Wood St Mangawhai 0505
New Zealand

Electronic address for service: joe@hsld.nz

Attachments:

Final PDP Submission - 1140 KWM Rd.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you 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

- No

Submission points

Point 111.1

Address:

1140 Kaiwaka-Mangawhai Road, Kaiwaka

Mapping layer:

General rural zone

Submission:

Oppose the zoning of 1140 Kaiwaka-Mangawhai Road (Lots 1 & 2 DP 164332) as Rural under the Proposed Kaipara District Plan (PDP) (refer to attachment 1 – Sites and PDP zoning)

Relief sought:

The proposed rezoning of 1140 Kaiwaka-Mangawhai Road (Lots 1 & 2 DP 164332) as Rural Lifestyle under the Proposed Kaipara District Plan.

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name:

Phone:

Organisation:

(*the organisation that this submission is made on behalf of)

Email:

Postal address:

Postcode:

Address for service: name, email and postal address (if different from above):

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

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

Please tick the sentence that applies to you:

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

I **could** gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

I am directly affected by an effect of the subject matter of the submission

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

Signature:



Date:

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

I **do not** wish to be heard in support of my submission; or

I do wish to be heard in support of my submission; and if so,

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		(3) I seek the following decisions from Kaipara District Council. <i>(Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	

Add further pages as required – please initial any additional pages

30 June 2025

Ref: HSLD24119

Kaipara District Council
Private Bag 1001
Dargaville 0340
New Zealand

Sent via email: districtplanreview@kaipara.govt.nz

Dear Kaipara District Plan Team

Submission on the Proposed Kaipara District Plan 2025 in accordance with Clause 6 of Schedule 1, Resource Management Act 1991

This submission is made on behalf of Richie Evans of Rickon Holdings Ltd by Horizon Surveying and Land Development in accordance with Clause 6 of Schedule 1 of the Resource Management Act 1991. Form 5 is attached to this letter as Attachment 1.

Introduction

This submission is made in relation to the two adjoining sites situated at 1140 Kaiwaka-Mangawhai Road, Mangawhai, owned by Mr Evans. The sites are legally described as:

- Lot 1 DP 164332, held in Record of Title NA 99A/345
- Lot 2 DP 164332, held in Record of Title NA 99A/346

Background

Mr Evans is the landowner of both Lots 1 & 2 DP 164332, being two adjoining properties located to the west of the Mangawhai Village.

The sites are suited to rural lifestyle land use with their close proximity to Mangawhai Village and the zoning would form a logical transitional zone between the township to the east and rural properties to the west. In addition, the physical characteristics of the sites, including their gentle rolling topography, make them a suitable location for rural lifestyle development.

Rural Lifestyle Environment

The existing environment within this location has significantly changed to a predominantly rural lifestyle environment.

The introduction of the Rural Lifestyle Zone (RLZ) is supported as a tool to provide a transition between the rural and residential environments. However, the current zoning omits this location where this transition has already occurred, and rural lifestyle development is established.

Mangawhai/Hakaru Managed Growth Area

The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.

Relief Sought

Oppose the zoning of 1140 Kaiwaka-Mangawhai Road (Lots 1 & 2 DP 164332) as Rural under the Proposed Kaipara District Plan (PDP) (refer to attachment 1 – Sites and PDP zoning)

Decision Sought

The proposed rezoning of 1140 Kaiwaka-Mangawhai Road (Lots 1 & 2 DP 164332) as Rural Lifestyle under the Proposed Kaipara District Plan.

Should you have any questions about the submission, please do not hesitate to contact us.

Prepared by:

Horizon Surveying and Land Development Ltd

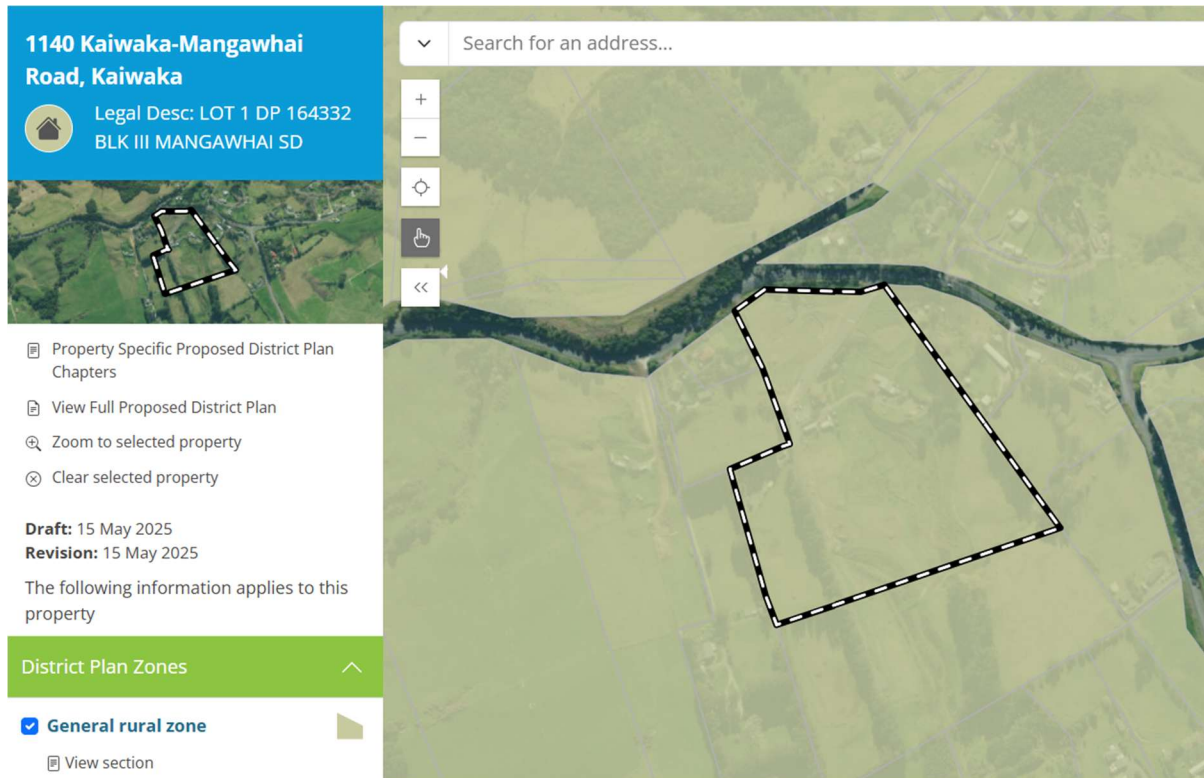
A handwritten signature in black ink that reads 'Joe Fletcher'.

Joe Fletcher
Director

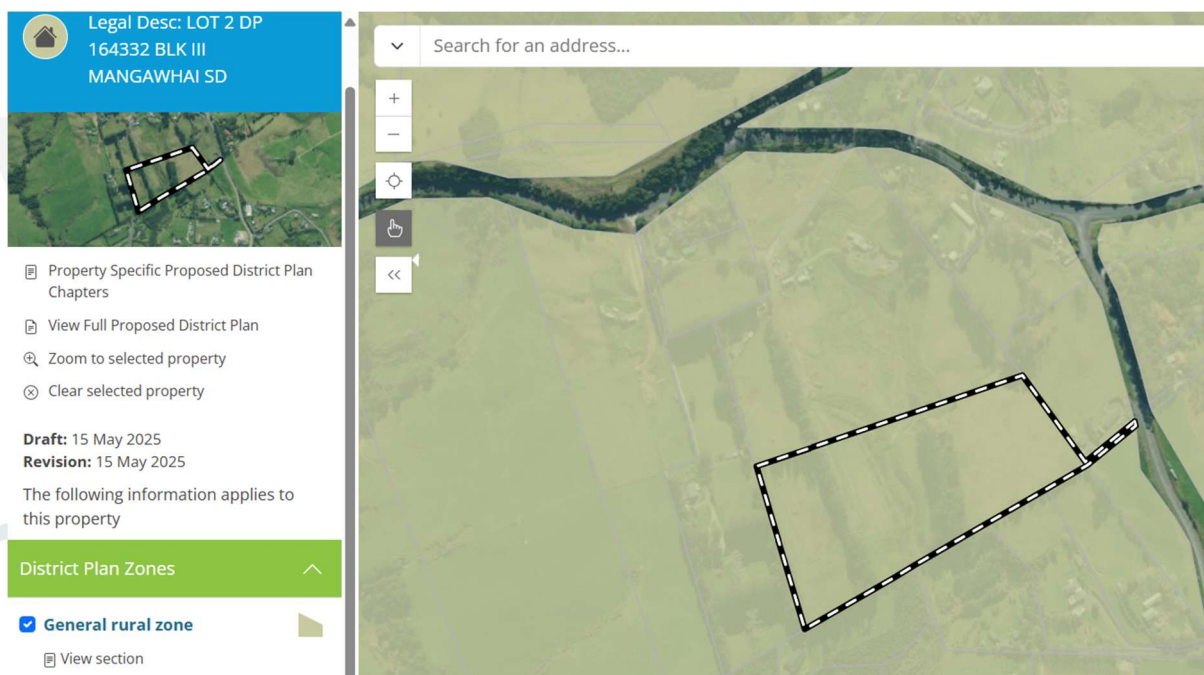
Inc.

Attachment 1 – Sites and PDP Zoning

Attachment 1 – Sites and PDP Zoning



1140 Kaiwaka-Mangawhai Road, Mangawhai (Lot 1 DP 164332)



1140 Kaiwaka-Mangawhai Road, Mangawhai (Lot 2 DP 164332)