



Kaipara te Orangahui • Two Oceans Two Harbours

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## **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 #:**128

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

**Submitter:**

Loralie Sheppard

**Contact person and address for service:**

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**Attachments:**

Picture1.png

Enlargement 1.png

Enlargement 2.png

Enlargement 3.png

Enlargement 4.png

Enlargement 5.png

**I wish to be heard: Yes**

**I am willing to present a joint case: No**

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

**- Yes**

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**

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### **Point 128.1**

**Section:** Subdivision

**Sub-section:** Policies

**Provision:**

**SUB-P12          Subdivision in the Mangawhai/Hakaru Managed Growth Area**

**Support / Amend / Oppose:** Amend

**Submission:**

Considering Rural Lifestyle Zone in the Mangawhai area.

Purpose

- It is to provide for the Rural Lifestyle zone in the Mangawhai/Hakaru Growth Area as a solution to the overloaded wastewater and stormwater Council infrastructures.

Reasons

- Subdivision down to 4000 sq metres will generally support onsite disposal of wastewater and stormwater. This can be made a conditional requirement to be demonstrated on a site by site basis, so this development is not demanding on existing council wastewater and stormwater infrastructures.

- District plan zoning needs to align with the existing development.

Interests

- We acknowledge that as a land survey company we would have potential interest in this zoning. However, we believe that interest would not be at the expense of any other land survey company.

Suggested area appears in the screen shots as follows – showing the overall, then several enlargements generally westward from Mangawhai Cove to Tara and from then on generally heading south to the Te Arai/Staniforth Road intersection, where it meets the Auckland Council boundary.

Attachment 1 ; Overall screenshot suggesting the rural residential zone to be generally south and east of the marked up line to existing residential and or any proposed residential plan changes, be they public or

private.

The following screenshots show enlargements (overlapped) throughout the suggested boundary.

Enlargement 1: Mangawhai Cove – Kapawiti Road

Enlargement 2: Kapawiti Road - Pebble Brook/Brown Roads Tara

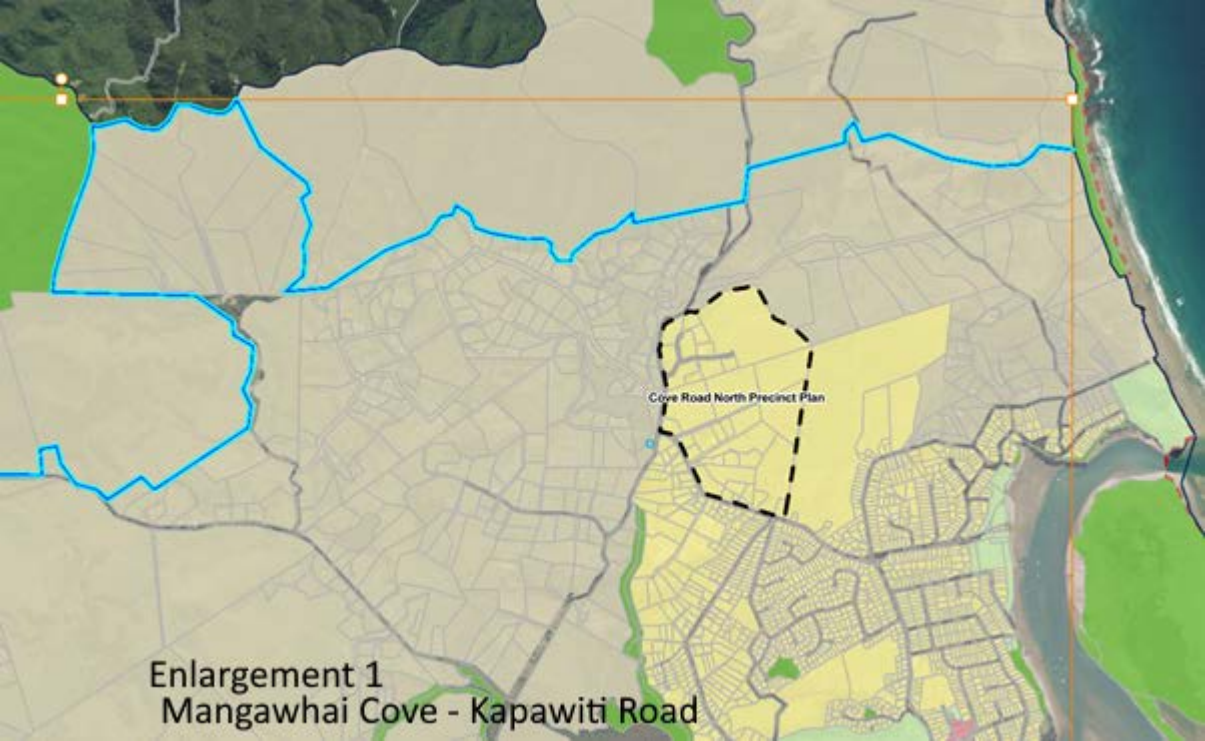
Enlargement 3: Pebble Brook/Brown Roads Tara (mainly following the Hakaru River) to unnamed paper Road off Hilltop Road.

Enlargement 4: From unnamed paper Road off Hilltop Road south to Kaiwaka Mangawhai Road, then east to Lawrence Road, generally, to its southernmost point.

Enlargement 5 : From the southernmost point on Lawrence Road southwards across to Valley Road, then eastwards to 607 Valley Road following Valley Road southwards to the Te Arai/Staniforth Road intersection its intersection with the Auckland Council boundary.

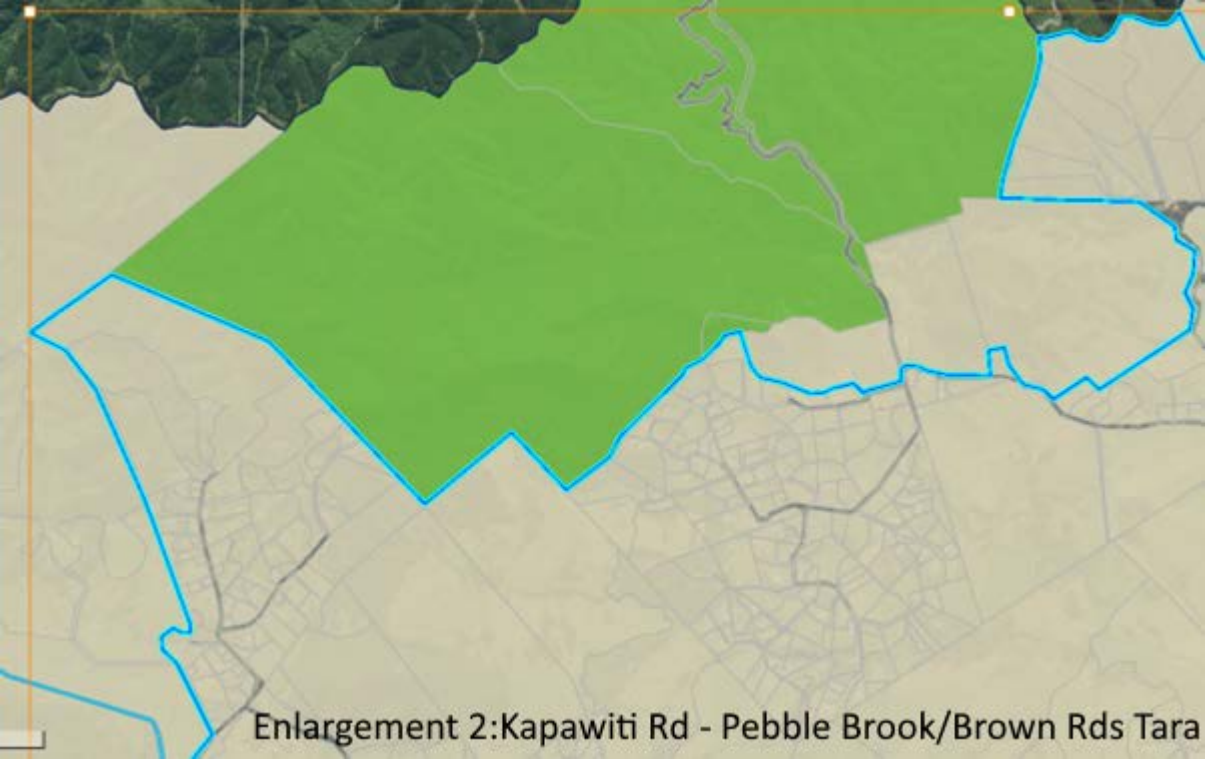
### **Relief sought**

Ensure Rural properties are considered on their merits.

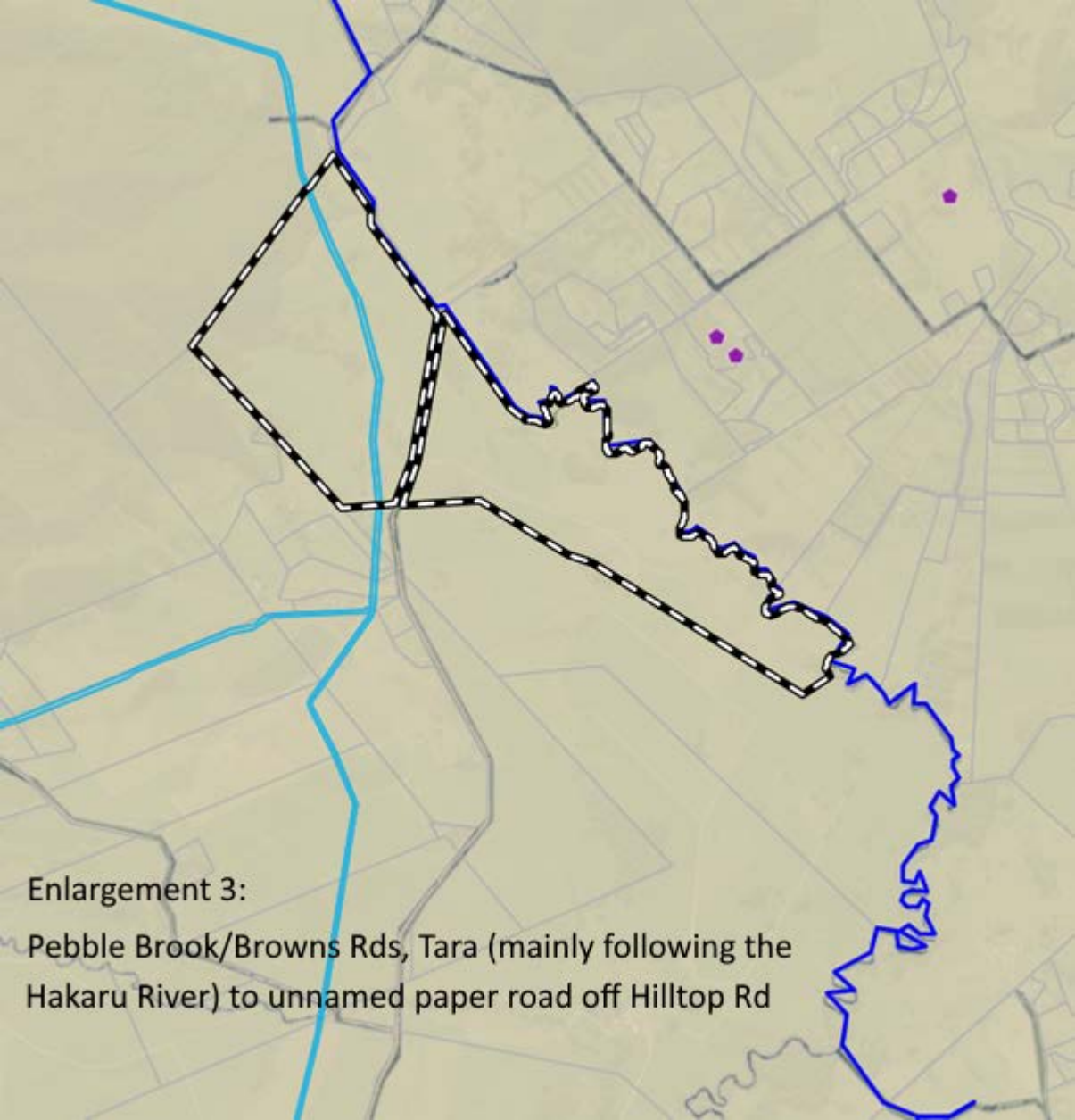


Cove Road North Precinct Plan

Enlargement 1  
Mangawhai Cove - Kapawiti Road

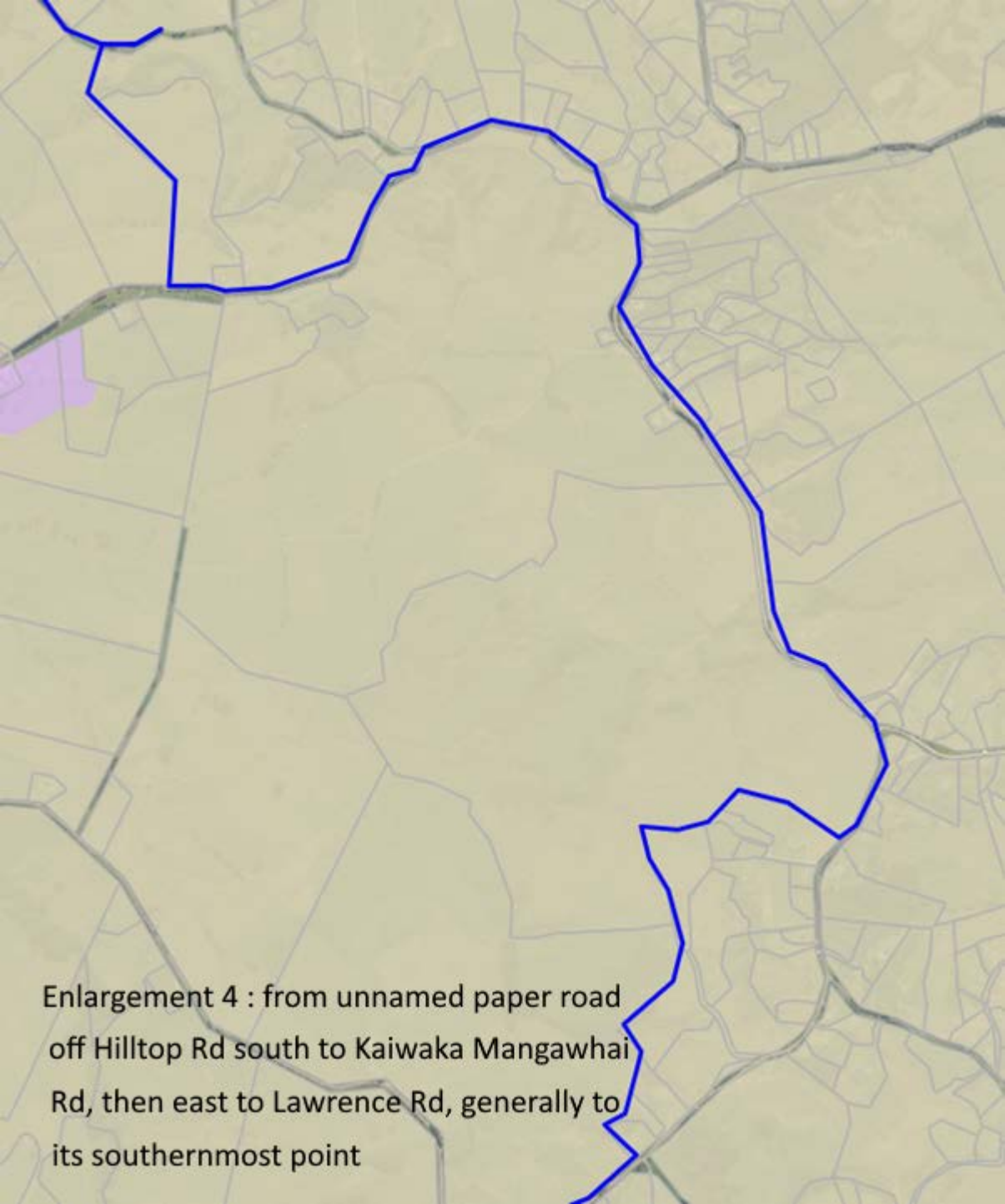


Enlargement 2: Kapawiti Rd - Pebble Brook/Brown Rds Tara



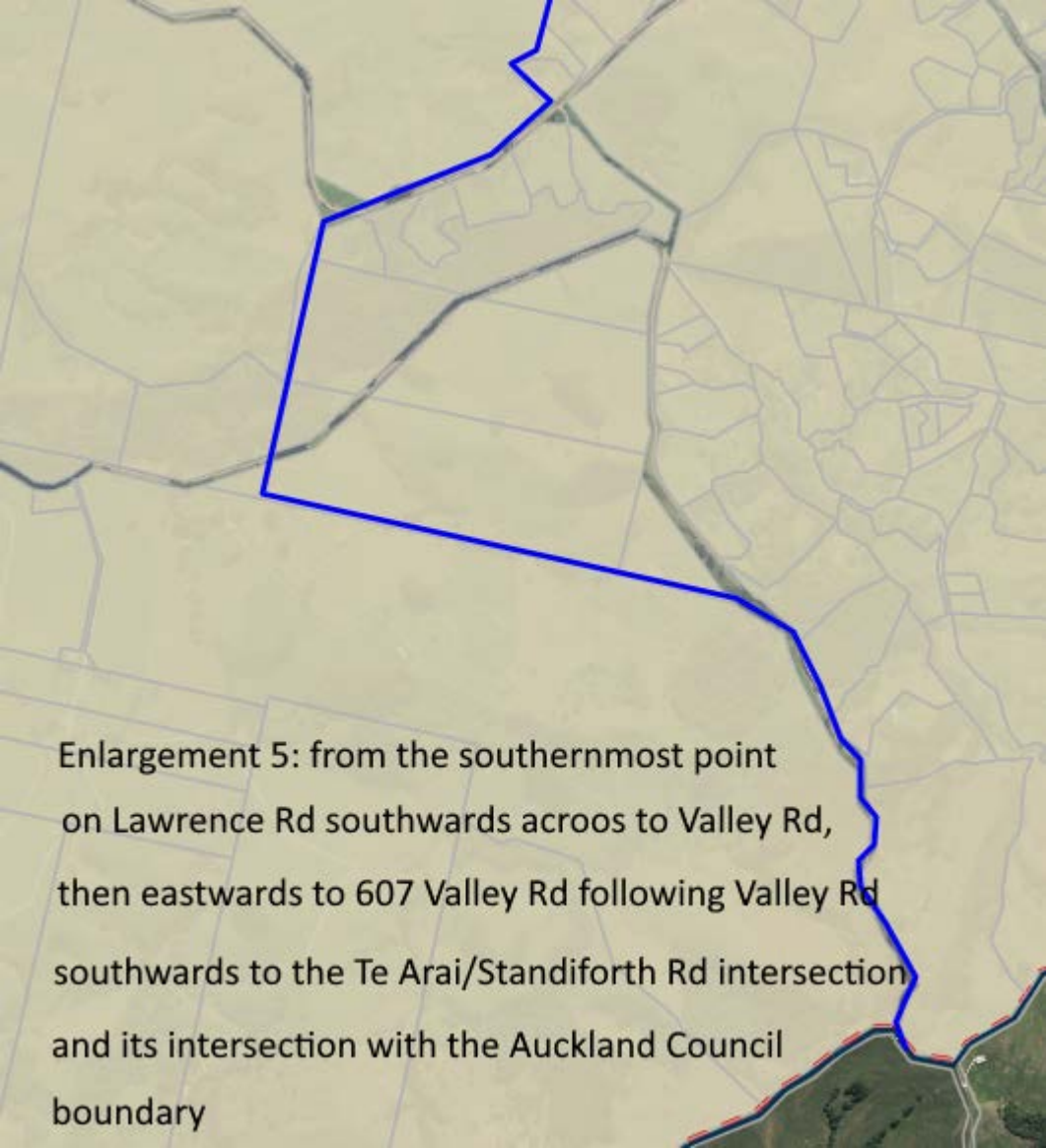
Enlargement 3:

Pebble Brook/Browns Rds, Tara (mainly following the Hakaru River) to unnamed paper road off Hilltop Rd



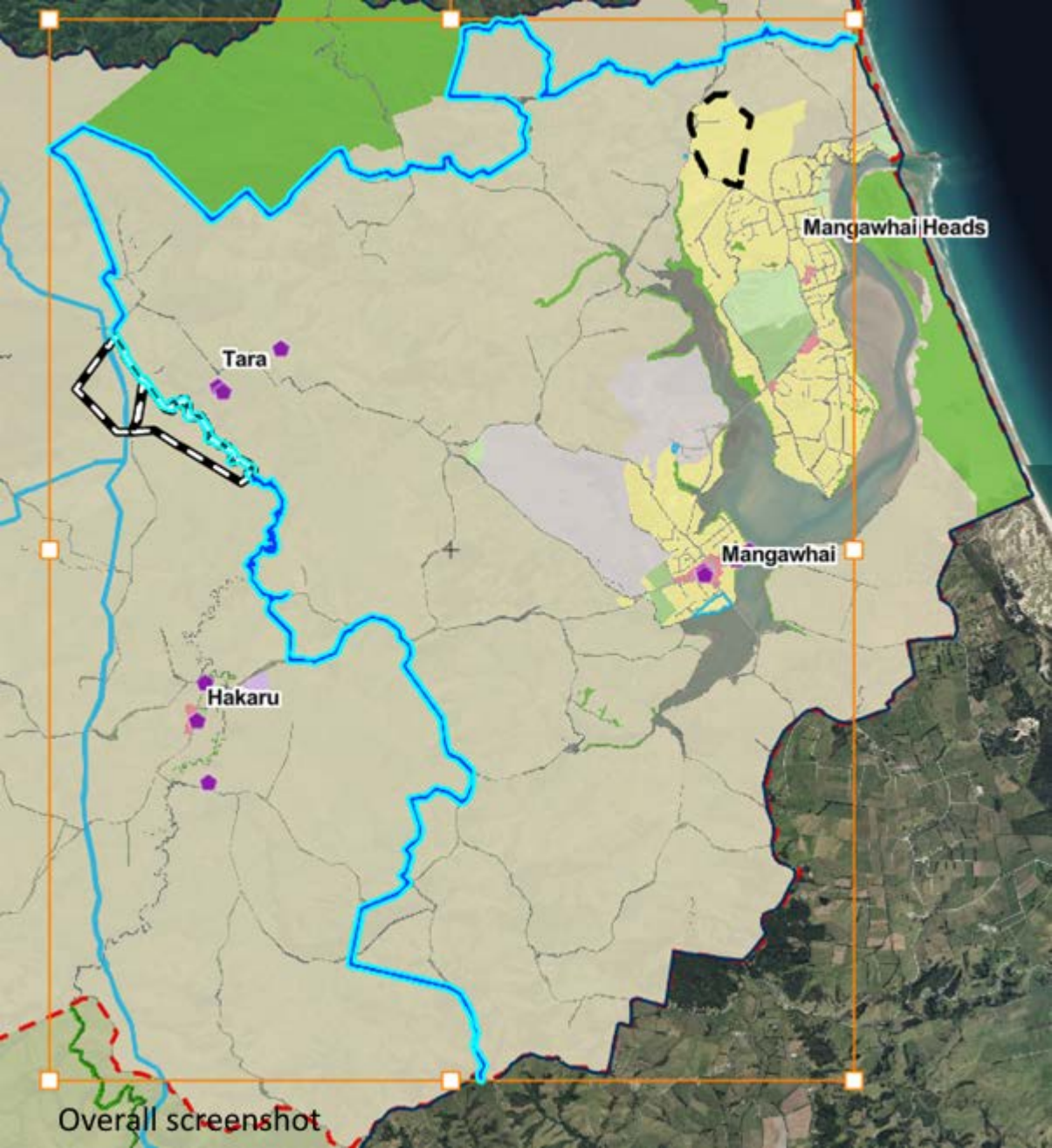
Enlargement 4 : from unnamed paper road  
off Hilltop Rd south to Kaiwaka Mangawhai  
Rd, then east to Lawrence Rd, generally to  
its southernmost point





Enlargement 5: from the southernmost point on Lawrence Rd southwards across to Valley Rd, then eastwards to 607 Valley Rd following Valley Rd southwards to the Te Arai/Standiforth Rd intersection and its intersection with the Auckland Council boundary





Mangawhai Heads

Tara

Mangawhai

Hakaru

Overall screenshot