

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: Adam Booth

Phone: 0800722434

Organisation: Pacific Coast Surveys Ltd
(*the organisation that this submission is made on behalf of)

Email: office@pacificcoastsurvey.co.nz

Postal address: Unit 8, 6 Molesworth Drive
Mangawhai

Postcode: 0505

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

Ueli Sasagi, SPD Consulting Limited
ueli.sasagi@spdc.co.nz
94 Stillwater Place
Palmerston North 4412

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: 2025.06.25 16:44:21 +12'00
Ueli Sasagi

Date: 6/25/25

(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



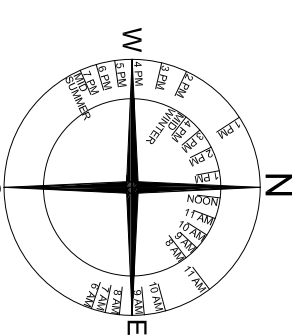
I do wish to be heard in support of my submission; and if so,



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	
Part 1 – Introduction and general provisions National Direction Instruments National Policy Statements and New Zealand Coastal Policy Statemen	National Policy Statement on Urban Development (NPS-UD)	Oppose in full	It is contended that Mangawhai is an Urban Environment and hence qualified Kaipara District as a Tier 3 Council KDC determined not to give effect to NPS-UD because Mangawhai does not meet the criteria for an Urban Environment. This is confirmed in its s32 Report Section 3 paragraph 11 in Table 3 which states- "The Kaipara District Council has decided that the NPS-UD does not apply to the Kaipara district due to no settlement at the present time meeting the definition of an 'urban environment' in the NPS. The existing townships are sufficiently separated that they do not collectively form a single housing and employment market that would cross the 'urban environment' definition threshold.	1. Giving effect to the NPS-UD 2. Consequential review of Objectives, Policies and Rules 3. An appropriate review of the Section 32 analysis of the General Residential Zone.
Part 2 – District-wide matters Strategic Direction Urban Form and Development	SD-UFD-O1 -O5, SD-UFD-P1-P7	Oppose in full	Objectives and Policies for the Strategic Direction Urban Form and Development should align the Subpart 7 - Development outcomes for zones (Policy 3.35). of the NPS-UD Must give effect to Policy 3 and Policy 5 of the NPS-UD.	Review SD-UFD-O1 to O5 and SD-UFD-P1 to P7 according to the relevant policies 3 & 5 of the NPS-UD
Part 2 – District-wide matters Subdivision Subdivision	SUB-O2, SUB-O4, SUB-P1, SUB-P4, SUB-P6	Oppose in parts	These objectives and policies for subdivision shall be developed to align the NPS-UD policies 3 and 5 where relevant.	Review SUB-O2 & O4 together with SUB-P1, P4 , and P6 in accordance with Policies 3 & 5 of the NPS-UD
Part 2 – District-wide matters Subdivision Subdivision	SUB-R4 and SUB-S16	Oppose in part	Large area of the Mangawhai that is zoned Rural is overlayed by Growth Potential. As such it must not be exempted from Rule 4 - Small lot subdivision.	Under Rule 4 (1) Activity Status, clause (c) which states "The subdivision must not be located in the Mangawhai/Hakaru Managed Growth Area." This clause shall be deleted.
Part 2 – District-wide matters Subdivision Subdivision	SUB-R6, SUB-R6, SUB-S16	Oppose in parts	Rule 6 (Environment Benefit) and Rule 7 (Restoration or Enhancement Planting) must be integrated in order to meet the area threshold of 0.5ha under Standard S16	Add an advice note which would allow any area of significant indigenous vegetation or habitat that do not meet the 0.5ha threshold that an enhancement planting provided under Rule 7 can make up the remaining balance for 0.5ha.
Part 2 – District-wide matters Subdivision Subdivision	SUB-S1	Oppose in part	Standard 1 for General Residential Zone clause 5 which states Allotment must have a minimum net site area of (a) 600m2, or 400m2 if reticulated water supply and wastewater services are available outside Mangawhai. This standard clearly discriminate Mangawhai	Delete clause 5(a) and (b) and replace with 400m2
Part 3 – Area-specific matters Zones Residential Zones General Residential Zone	GRZ-O1 - O5 GRZ-P1 - P8 GRZ-R1 - R21	Oppose in parts	These Objectives, Policies and Rules were determined outside the NPS-UD direction.	These provisions must be reviewed in accordance with Policy 3 and 5 of the NPS-UD
25 Windsor Way, Mangawhai Legal Desc: LOT 8 DP 565865	General Rural Zone for this property	Oppose in full	This property must be zoned General Residential for the following reasons: • The agricultural development of a vineyard has been unsuccessful which justify the site is not suitable for rural activities. Although the Soil and Resource assessment report by Hanmore Land Management suggested the 3.9ha area is capable of occasional cropping instead of LUC class 3 use, its limited area does not warrant an economic unit development. • The site is already fragmented into various sized lot for residential purpose. • It is located next-door to a camping ground with a high residential density use. • It is in proximity of Mangawhai Village which is characterised by a high-density pattern of residential development. • The public wastewater reticulated system is located immediately on the south. • Wastewater - The proposed residential lots would be connected to the Mangawhai Community	Change the property zone from General Rural to "General Residential"

Add further pages as required – please initial any additional pages

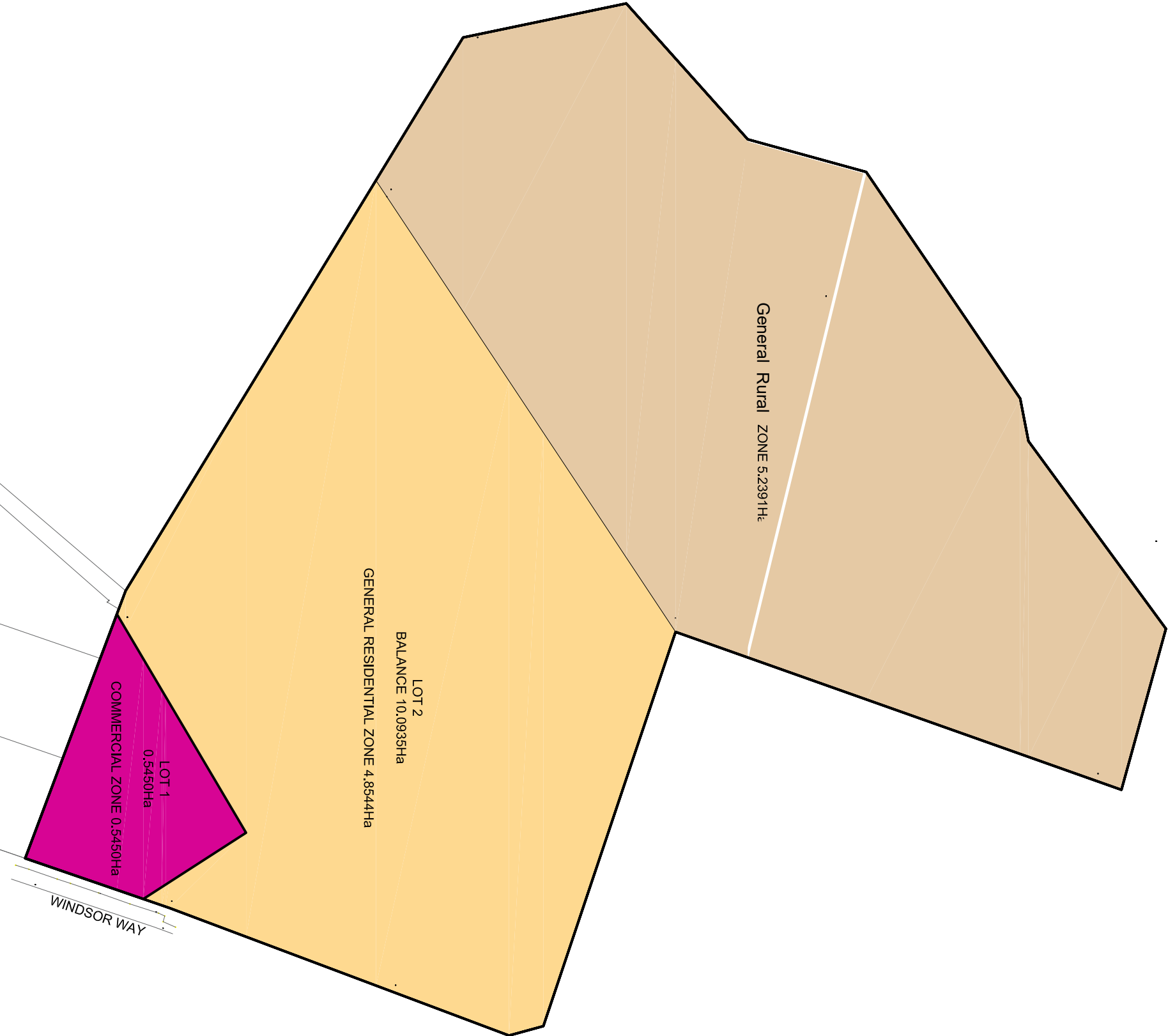


LEGEND

- MAJ CONTOUR
- MIN CONTOUR
- PROPERTY BDY
- FENCE
- RETAINING WALL
- TOP OF BANK
- BOTTOM OF BANK
- SANITARY SEWER
- STORMWATER
- FLOWLINES
- DRAIN
- RURAL GENERAL ZONE 5.2391Ha
- GENERAL RESIDENTIAL 4.8544Ha
- COMMERCIAL ZONE 0.5450Ha

NOTE:

- ANY QUERIES SHOULD BE DIRECTED TO PACIFIC COAST SURVEYS LTD.
- COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT 2000.
- VERTICAL DATUM ASSUMED.
- MAJOR CONTOUR LINES ARE AT 1m INTERVALS.
- ALL AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL LT SURVEY.



PACIFIC COAST SURVEYS

SITE PLAN
PROPOSED ZONE CHANGE

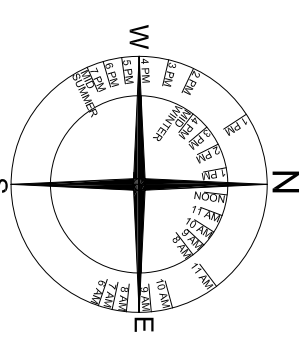
09 431 5353 | 0800 PACIFIC | 0800 722 4342
info@pacificcoastsurvey.co.nz
www.pacificcoastsurvey.co.nz

WINDSOR WAY, MANGAWHAI

CLIENT
BLACK SWAMP LTD

FILE 3056
REVISION REV 3
DATE JUNE 2025
SCALE 1:2000 @ A3
COUNCIL FILE RM
PAGE 1 OF 2

PROPOSED REZONE FOR
LOT 8 DP 565865



LEGEND

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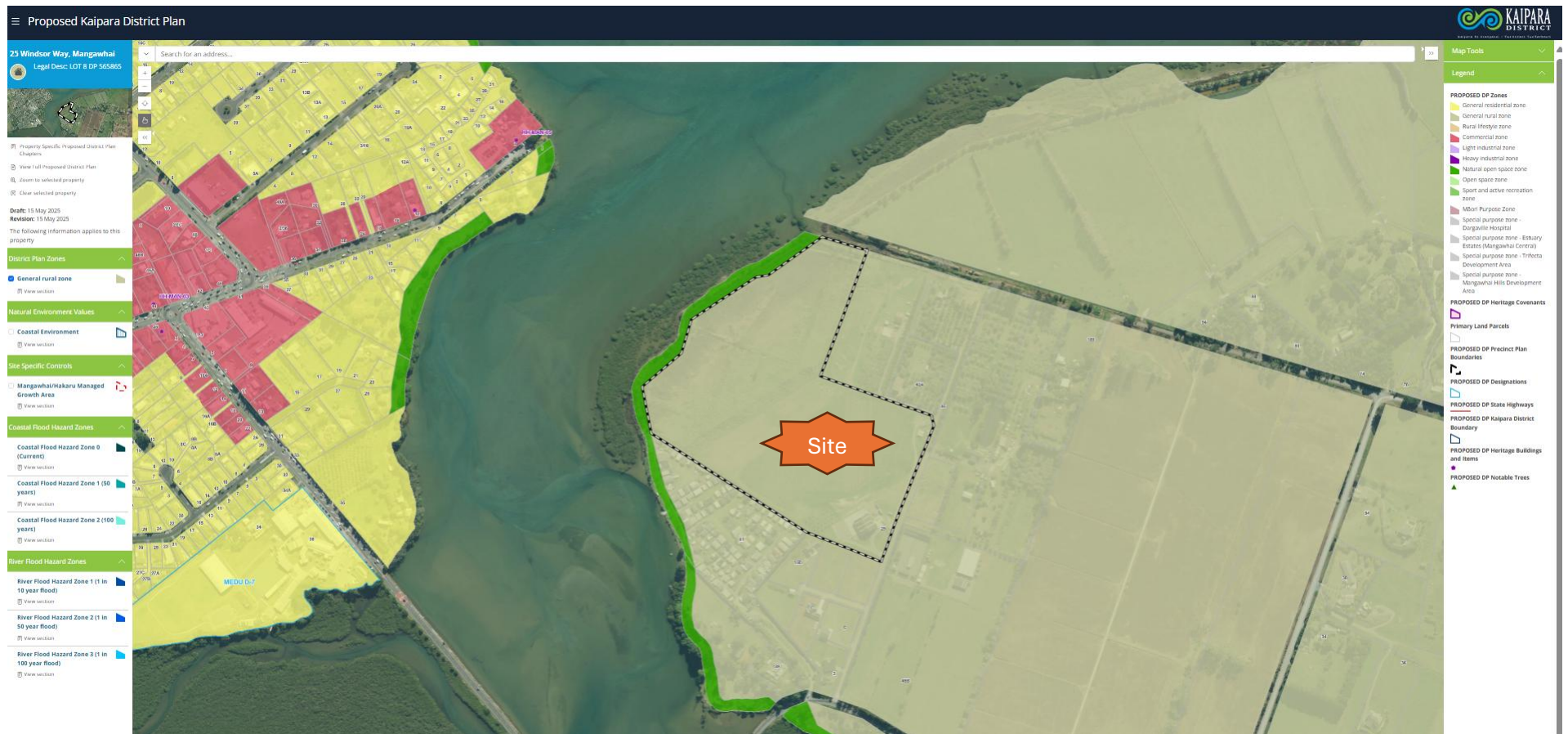
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PAGE 2 OF 2

PROPOSED REZONE OF

LOT 8 DP 565865



KDC Proposed District Map of the Subject Site