

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: Anthony Daniels

Phone: 02102899578

Organisation:

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

Email: adaniels@naturallypureproducts.com

Postal address: 129 Kaiwaka Mangawhai Road

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

Anthony Daniels

Signature:

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	
	Chapter 32: General Residential Zone (GRZ) — including Objectives GRZ-O1 to GRZ-O5 and Policies GRZ-P1 to GRZ-P8	Oppose in part	I oppose the proposed rezoning of 129 Kaiwaka Mangawhai Road from Rural to General Residential Zone. While I understand the need to plan for future growth, I believe this location is not suitable for residential intensification at this time. The proposal introduces serious concerns around infrastructure, character, safety, and the broader planning direction for the area. Here are the main reasons for my opposition:	That the rezoning of 129 Kaiwaka Mangawhai Road to General Residential Zone be declined, and the current Rural zoning be retained.
	GRZ-R3 (Residential Units), GRZ-R4 (Minor Residential Unit), and GRZ-R12 (Multi-unit Development) — enabling subdivision and increased housing density	Oppose in part	Lack of Infrastructure: (GRZ policies clearly expect future residential areas to be connected to reticulated water, wastewater, and stormwater systems. This site doesn't currently have access to any of those services. Rezoning it now, without the infrastructure in place or even confirmed, runs counter to the policies (GRZ-P8, GRZ-S11) and creates a real risk of poorly serviced development or environmentally risky onsite solutions.	That General Residential zoning be limited to areas where there is confirmed infrastructure capacity — in line with GRZ-P8 and GRZ-S11 — and that unserviced land like this not be enabled for intensification.
	GRZ-S11 (Services) — regarding infrastructure and servicing expectations	Oppose in part	Impact on Rural Character and Amenity: (This is a semi-rural area with large properties, mature vegetation, and a quiet setting that offers a natural buffer between Kaiwaka and Mangawhai. Rezoning it to General Residential would fundamentally change that. The medium-density housing enabled by GRZ policies would sit in stark contrast to the surrounding landscape. This undermines GRZ-O5 and GRZ-P2, which aim to respect and protect neighbourhood character and amenity.	That future residential expansion in this area be addressed through a comprehensive precinct or structure planning process, with proper consideration given to infrastructure, environmental effects, and community needs. Spot rezonings like this undermine integrated planning.
	Part 2: District-wide Matters - Strategic Direction	Oppose in part	Traffic and Safety Concerns: (The site connects to a busy rural road with limited capacity for safe turning movements or additional driveways. A rezoning that leads to subdivision here will inevitably increase traffic and compound existing safety issues. These impacts haven't been addressed adequately in the plan, and they should be a key consideration before any upzoning takes place.	That the Proposed Plan include clearer mapping of where greenfield residential growth is appropriate — and that 129 Kaiwaka Mangawhai Road be excluded from those areas.
	Operative Plan: Chapter 12 — Rural Environment — concerning infrastructure availability and rural land	Oppose in part	Reverse Sensitivity Issues: (The land borders properties still used for rural and possibly productive purposes. Introducing residential use here increases the likelihood of conflict, especially when newcomers object to established rural activities. This kind of reverse sensitivity undermines the Proposed Plan's own goals to protect rural land and operations	

	protection		at the urban edge.	
			No Clear Justification for This Site: (GRZ-O2 encourages intensification within existing urban boundaries or pre-identified growth areas. This site doesn't fall into either of those categories. It hasn't been part of any township or structure planning process, and it doesn't currently fit into a coordinated urban expansion strategy. Spot-zoning it now feels out of step with the district's overall planning direction.	

Add further pages as required – please initial any additional pages

Meagan Walters

From: Anthony Daniels <adaniels@naturallypureproducts.com>
Sent: Thursday, 26 June 2025 11:57 am
To: District Plan Review
Subject: Fwd: Proposed District Plan Submission
Attachments: Proposed District Plan Form 5 E.pdf

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

You don't often get email from adaniels@naturallypureproducts.com. [Learn why this is important](#)

Proposed District Plan Submission

To whom it may concern,

Please find attached my completed Form 5E outlining my opposition to the proposed plan changes affecting 129 Kaiwaka-Mangawhai Road.

The transcript of my opposition is as follows:

(1) The specific provisions of the Proposed Plan that my submission relates to are:

- **Chapter 32: General Residential Zone (GRZ)** – including Objectives GRZ-O1 to GRZ-O5 and Policies GRZ-P1 to GRZ-P8
- **GRZ-R3 (Residential Units), GRZ-R4 (Minor Residential Unit), and GRZ-R12 (Multi-unit Development)** – enabling subdivision and increased housing density
- **GRZ-S11 (Services)** – regarding infrastructure and servicing expectations
- **Part 2: District-wide Matters – Strategic Direction**
- **Operative Plan: Chapter 12 – Rural Environment** – concerning infrastructure availability and rural land protection

(2) My submission is that:

I oppose the proposed rezoning of **129 Kaiwaka Mangawhai Road** from Rural to General Residential Zone. While I understand the need to plan for future growth, I believe this location is not suitable for residential intensification at this time. The proposal introduces serious concerns around infrastructure, character, safety, and the broader planning direction for the area.

Here are the main reasons for my opposition:

- **Lack of Infrastructure:**
GRZ policies clearly expect future residential areas to be connected to reticulated water, wastewater, and stormwater systems. This site doesn't currently have access to any of those services. Rezoning it now, without the infrastructure in place or even confirmed, runs counter to the policies (GRZ-P8, GRZ-S11) and creates a real risk of poorly serviced development or environmentally risky onsite solutions.
- **Impact on Rural Character and Amenity:**
This is a semi-rural area with large properties, mature vegetation, and a quiet setting that offers a natural buffer between Kaiwaka and Mangawhai. Rezoning it to General Residential would fundamentally change that. The medium-density housing enabled by GRZ policies would sit in stark contrast to the surrounding landscape. This undermines GRZ-O5 and GRZ-P2, which aim to respect and protect neighbourhood character and amenity.
- **Traffic and Safety Concerns:**
The site connects to a busy rural road with limited capacity for safe turning movements or additional driveways. A

rezoning that leads to subdivision here will inevitably increase traffic and compound existing safety issues. These impacts haven't been addressed adequately in the plan, and they should be a key consideration before any upzoning takes place.

- **Reverse Sensitivity Issues:**

The land borders properties still used for rural and possibly productive purposes. Introducing residential use here increases the likelihood of conflict, especially when newcomers object to established rural activities. This kind of reverse sensitivity undermines the Proposed Plan's own goals to protect rural land and operations at the urban edge.

- **No Clear Justification for This Site:**

GRZ-O2 encourages intensification within existing urban boundaries or pre-identified growth areas. This site doesn't fall into either of those categories. It hasn't been part of any township or structure planning process, and it doesn't currently fit into a coordinated urban expansion strategy. Spot-zoning it now feels out of step with the district's overall planning direction.

(3) I seek the following decisions from Kaipara District Council:

- That the rezoning of **129 Kaiwaka Mangawhai Road** to General Residential Zone be **declined**, and the current **Rural zoning be retained**.
- That General Residential zoning be limited to areas where there is confirmed infrastructure capacity — in line with GRZ-P8 and GRZ-S11 — and that unserviced land like this not be enabled for intensification.
- That future residential expansion in this area be addressed through a **comprehensive precinct or structure planning process**, with proper consideration given to infrastructure, environmental effects, and community needs. Spot rezonings like this undermine integrated planning.
- That the Proposed Plan include clearer mapping of where greenfield residential growth is appropriate — and that 129 Kaiwaka Mangawhai Road be **excluded** from those areas.

Kind regards
Anthony Daniels