



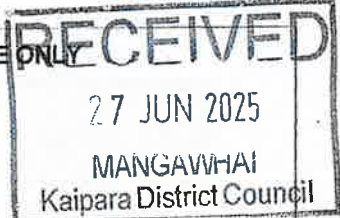
**KAIPARA  
DISTRICT**

Kaipara te Orangahui • Two Oceans Two Harbours

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Date received:

Submitter ID:



## 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](mailto: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](http://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:** Ewan Ronald Price **Phone:** 0274 815414

**Organisation\*:** Mangawhai Estates Partnership

\* the organisation that this submission is made on behalf of

**Email:** ewanprice@outlook.co.nz

**Postal Address:** Box 12, Mangawhai

**Postcode:** 0540

**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:** [Signature] **Date:** 27.6.25

(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		(2) My submission is that:		(3) Seek the following decisions from Kaipara Council
Chapter/ Appendix/ Schedule/maps	Objective/policy/ rule/standard/ overlay	Oppose/support (in part or full)	Reasons	Specifics
The documents are only available on screen. There is no printed version.	That assumes the reader has full competence with a screen, and assumes new material is identified as such.	That reduces access to the issues for many ratepayers		There should be a printed copy of the plan available at all Council offices
GRUZ - 01	That clause defines the purpose of the general rural zone. It has no relevance to 27.777ha of which 5.5ha is in active orchard use	The appropriate zone is Rural Lifestyle	The Area around Clarke Road has not had active milking sheds for years. What is still in pasture is used as run off, much of it is supporting houses. Devich Road, and Carnes Road are examples. The area bounded by the Mangawhai/Hakaru Growth area described in subdivision SUB P12 refers to "restricted further subdivision." but the Overview of the Subdivision section seems to allow development in the General rural zone, while recognising the Rural Lifestyle zone is the best place for further residential development.	There needs to be provision for creation of lifestyle lots, within clear criteria, rather than leaving room for intensive residential sites arising within a General rural zone.
Managed Growth	Ch 3A	Much is made of managing growth with spatial and structure plans and Chapter 3A of the current plan since November 2013	Meantime, houses have sprouted over farms, industrial workshops appeared on main roads, such as Tomorata, intensive residential development, is next to gated communities.	Council has to clarify the plans so that we all know what is appropriate, and everybody sticks to them. That means less complicated rules, and more supervision.
Esplanade and floods	maps	Who does what?	Our land is partly alongside the Mangawhai estuary, and Horne Creek. We have not been adversely affected by flood water in the 44 years we have owned it. We have been bothered by activity by neighbours which seems still to be in the too hard basket.	The Plan maps ignore the fact that Paul Road adjoins the orchard, and there are issues to be addressed over upstream drain maintenance. The regular flooding of Clarke Road is not addressed
Fertiliser in General Rural	HS-R3	Multiple supervision is a waste of money	The Rule referred to is justified in the Overview of Hazardous Substances as "the Plan has the supporting role of controlling the land use activities..." The category is limited to minor irritation. The farmer has record keeping obligations already imposed and supervised	Farmers producing food have controls from the Ministry, exporter, and customers generally by audit. Fertiliser is defined in the order and on the bag. Farmers are generally required to have a Growsafe certificate renewed regularly. There is neither time nor money for another inspector or inspection.

