

**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.

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

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**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:** 6/30/25

(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: (include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)		(3) I seek the following decisions from Kaipara District Council. (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.)
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	
SUB-P8	Subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area		The non-urban parts of Mangawhai and Hakaru are zoned as General Rural. This zoning is intended to allow for the development of these areas which have been developed over some years to comprise rural lifestyle sections, some as small as 4000m <sup>2</sup> . Retaining the General Rural zoning for these areas is neither logical nor consistent with the character of these areas which no longer meet the definition of General Rural as being productive land.	1. Identify those areas within the Mangawhai/Hakaru Growth area that are operational farms and zone these as General Rural. 2. Modify the zoning within the Mangawhai/Hakaru Growth area that have historically been subdivided and no longer form operational farms as "these areas are also suitable for further rural lifestyle development because they are already fragmented" into Rural Lifestyle to permit such development to continue. This will also meet the Objectives identified in the Mangawhai/Hakaru Growth area. 3. This will enable 2 defined areas in the Mangawhai/Hakaru Growth area with specific requirements to be available in the growth area is Urban, Rural Lifestyle and General Rural. This will also meet the requirements of SD-V6-04 in that it will enable "Rural lifestyle development (to be) concentrated in appropriate locations to contribute to the distribution of population growth within the Growth area and to meet the requirements of the Growth area objectives SD-V6-07 in that it will provide "A variety of development opportunities, living options and housing choices are provided for through a range of zones."
SUB-P12	Subdivision in the Mangawhai/Hakaru Managed Growth Area		Managing the urban development of Mangawhai is of benefit given the limited capacity of the infrastructure required there (primarily but not limited to sewage connections) in the General Rural and Rural Lifestyle zones, these infrastructure constraints do not exist as they are provided on site by the property owner and approved by KOC	Modify the clause to recognise the different infrastructure requirements of the Urban and General/Lifestyle Rural subdivisions.
SUB-R4	Small lot subdivision General rural zone		Butler point c states that "The subdivision must not be located in the Mangawhai/Hakaru Managed Growth Area. The Mangawhai/Hakaru Managed Growth Area consists of existing rural lifestyle properties. These properties and adjacent land are not productive farmland and as identified above would more appropriately be zoned as Rural Lifestyle. In these areas this rule totally prohibits the subdivision of properties in a manner that reduces the existing development of those areas. As such they would (a) not be included in this Rule and (b) should subdivision occur it will have minimal effect on physical infrastructure and amenity which will be either existing (eg roads) or supplied by the property owner (eg public transport).	Identify and rezone existing areas of rural lifestyle developments to Rural Lifestyle Zone within the Mangawhai/Hakaru Managed R3. Allow these properties within this zone to comply with the requirements of Part 3 – Area-specific matters/Zones/Rural Zones/Rural Lifestyle Zone

Add further pages as required – please initial any additional pages



## Chapter/Appendix/Schedule/Maps

### **SUB-P8 Subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area**

#### **2) My submission is that:**

The non-urban parts of Mangawhai and Hakuru are zoned as General Rural. This zoning does not reflect the current character of large parts of this area which have been developed over some years to comprise rural lifestyle sections, some as small as 4000m<sup>2</sup>.

Retaining the General Rural zoning for these areas is neither logical nor consistent with the character of these areas which no longer meet the definition of General Rural as being productive land

#### **(3) I seek the following decisions from Kaipara District Council.**

1. Identify those areas within the Mangawhai/Hakuru Growth area that are operational farms and zone these as General Rural.
2. Modify the zoning within the Mangawhai/Hakuru Growth area that have historically been subdivided and no longer form operational farms as "*these areas are also suitable for further rural lifestyle development because they are already fragmented*" into Rural Lifestyle to permit such development to continue. This will also meet the Objectives identified in **RLZ – Rural lifestyle zone**
3. This will enable 3 defined areas in the Mangawhai/Hakuru Growth area with specific requirements to be available in the growth area ie Urban, Rural Lifestyle and General Rural.

This will also meet the requirements of SD-VK-04 in that it will enable "*Rural lifestyle development (to be) concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.*"

It will also enable SD-VK-07 in that it will provide "*A variety of development opportunities, living options and housing choices are provided for through a range of zones.*"

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

#### **2) My submission is that:**

Managing the urban development of Mangawhai is of benefit given the limited capacity of the infrastructure required there (primarily but not limited to sewage connections)

In the General Rural and Rural Lifestyle zones, these infrastructure constraints do not exist as they are provided on site by the property owner and approved by KDC

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

Modify the clause to recognise the different infrastructure requirements of the Urban and General/Lifestyle Rural subdivisions.

**SUB-R4 Small lot subdivision General rural zone**

**2) My submission is that:**

Bullet point c states that ". The subdivision must not be located in the Mangawhai/Hakuru Managed Growth Area;"

Large parts of the Mangawhai/Hakuru Managed Growth Area consist of exiting rural lifestyle properties. These properties and adjacent land are not productive farmland and as identified above would more appropriately be zoned as Rural Lifestyle. In these areas this rule totally proscribes the subdivision of properties in a manner that matches the existing development of those areas.

As such they should not be included in this Rule .

Also ,in this area should subdivision occur, it will have minimal effect on physical infrastructure which will be either existing (eg roads) or supplied by the property owner ( eg septic disposal)

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

Identify and rezone existing areas of rural lifestyle developments to Rural Lifestyle Zone within the Mangawhai/Hakuru Managed Growth Area.

Allow these properties within this zone to comply with the requirements of **Part 3 – Area-specific matters/Zones/Rural Zones/Rural Lifestyle Zone**

