



Kaipara te Orangahui • Two Oceans Two Harbours

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: 20/06/2025

Submission Reference Number #:40

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

Submitter:

Glen Lewis

Contact person and address for service:

Glen Lewis

Mangawhai Rate Payer

7 Dey Street, Mangawhai Heads, Mangawhai Heads 0541

New Zealand

Electronic address for service: glenhaydenlewis@gmail.com

I wish to be heard: Yes

I am willing to present a joint case: Yes

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

- **No**

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

- **N/A**

Submission points

Point 40.1

Section: Subdivision

Sub-section: Standards

Provision:

Commercial zone	<ol style="list-style-type: none">1. Allotments must have a minimum net site area of 250m².2. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which a resource consent or building consent has been granted (excluding minor residential units).	10. Activity status when compliance not achieved: Discretionary
Light industrial zone	<ol style="list-style-type: none">3. Allotments must have a minimum net site area of 500m².	
Heavy industrial zone	<ol style="list-style-type: none">4. Allotments must have a minimum net site area of 2,000m².	
General residential zone	<ol style="list-style-type: none">5. Allotments must have a minimum net site area of:<ol style="list-style-type: none">a. 600m², orb. 400m² if reticulated water supply and wastewater services are available outside of Mangawhai.6. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which resource consent has been granted (excluding minor residential units).	
Rural lifestyle zone	<ol style="list-style-type: none">7. Allotments must have a minimum net site area of 4,000m².	
General rural zone	<ol style="list-style-type: none">8. Allotments must have a minimum net site area of 12ha.	
All zones	<ol style="list-style-type: none">9. No minimum net site area applies to any proposed allotment that is an	

access [allotment](#), utility [allotment](#) or [road](#) to vest in [Council](#).

Support / Amend / Oppose: Amend

Submission:

I believe that SUB-S1 general residential zone minimum lot size (including SUB-P12 - Mangawhai/Hakaru Managed Growth area) should be amended from 600m2 to 475m2.

This is still higher than other area's outside of Mangawhai (400m2) and is in line with other districts in the country.

Long time rates payers under current and this new proposed plan are not able to develop or subdivide their land, we are told that this is due too the pressure this would put on current infrastructure and transport. However at the same time we see significant developments at Mangawhai Central, Mangawhai heights and inside Mangwhai Heads itself (Around Jack Boyd Drive area) including the new retirement village behind Sail Rock Drive. All of this development would use the roading infrastructure and alot of it will be using the same civil and water infrastructure that us LONG time paying rate payers have paid for. It is extremely frustrating and unfair that others that are newer to Mangawhai (less rate payments) get to utilize and benefit from the current infrastructure that has been funded through our rates (i.e Wastewater system) while the people who paid for it cannot access it due to where we live.

Our rates are significantly expensive for what we get (No Potable water, no bin collection services, no footpaths etc). Speaking to other rate payers in the "Golden Circle" it makes everyone question why we keep paying such extremely high rates when we cannot even utilize the infrastructure that it pays for, while others outside can.

My family keep paying rates during the last rate strike as we believe it was the right this to do, however if we did participate in the last strike we would of been able to afford the significant gamble it takes to be able to go through the current subdivision process for where we live.

Relief sought

I believe that SUB-S1 general residential zone minimum lot size (including in the SUB-P12 - Mangawhai/Hakaru Managed Growth area) should be amended from 600m2 to 475m2.

This is still higher than other area's outside of Mangawhai (400m2) and is in line with other districts in the country.

Point 40.2

Section: General Residential Zone

Sub-section: Rules - General residential zone

Provision:

1. Activity status: Permitted

Where:

- a. No more than one principal [residential unit](#) and one [minor residential unit](#) will occupy the [site](#); and
- b. Resulting density complies with [GRZ-R3.1](#), except that a principal [residential](#)

2. Activity status when compliance not achieved with GRZ-R4.1.b: Controlled

Where:

- a. [Site](#) Density including the principal and [minor residential units](#) achieves at least 75% of the minimum [net site area](#) under [GRZ-R3.1](#).

[unit](#) and a [minor residential unit](#) that are both connected to a [reticulated wastewater](#) system may be established on a [site](#) with a minimum 600m² [net site area](#).

Note: *This does not apply to multi-unit [developments](#) managed under [GRZ-R12](#).*

3. Matters of control:

- a. Type, suitability and [effects](#) of [wastewater](#) management systems to be used on the [site](#), including [effects](#) on safety of [drinking water](#) supplies for human consumption.

4. Activity status when compliance is not achieved with GRZ-R4.1.a or GRZ-R4.2.a:
Restricted Discretionary

5. Matters over which discretion is restricted:

- a. The matters of discretion in [GRZ-MAT1](#).

Support / Amend / Oppose: Support

Submission:

Allowing owners in the General residential zone to have a minor residential unit/2nd dwelling (Maximum of 90m² - not including garage) will be helpful.

Relief sought

Please process with the proposed allowance of having a residential unit PLUS a minor residential unit/2nd dwelling inside the General residential zone.