



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: 25/06/2025

Submission Reference Number #:63

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

Submitter:

David Bell

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Attachments:

Screenshot_20250622_103009_Drive.jpg

Screenshot_20250622_104034_Drive.jpg

Screenshot_20250622_104117_Drive.jpg

Screenshot_20250622_104150_Drive.jpg

I wish to be heard: No

I am willing to present a joint case: No

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

- No

Submission points

Point 63.1

Address:

1161B Kaiwaka-Mangawhai Road, Kaiwaka

Mapping layer:

General rural zone

Submission:

I oppose the decision to stop Rural Subdivisions in Mangawhai

My understanding is that Subdivisions will not be allowed due to lack of infrastructure

Rural subdivisions only require Roothing, Stormwater, Electrical and Telecommunication

If roading is the problem I would imagine that the larger lot subdivisions would create more of a problem than small rural subdivisions

The large subdivisions that have been approved will create localised congestion on roads and possible gridlock at intersections

Small Rural subdivisions won't create localised congestion as they will be more widely spread and will consist of fewer houses and vehicles

Stormwater shouldn't be an issue, in most rural areas as the overflow from water tanks are directed into natural flow paths which the water would have gone with or without a building on site

If excess stormwater is a problem, buildings can have detention tanks installed to help prevent flooding. If the building wasn't built and a detention tank not installed all of the water would potentially create flooding

Electrical supply shouldn't be an issue as the person subdividing is responsible for upgrading the power supply to supply the property

Telecommunication shouldn't be a problem as the Fibre network is easily connected to the existing line throughout Mangawhai

It appears that the infrastructure problems in Mangawhai are issues in the suburban areas. Wastewater, Storm water, Drinking water and Roothing

Rural sites collect their own drinking water and have enough land to have multiple tanks of water, they use septic tanks which treat the waste on their own property,

Stormwater can be held in detention tanks to help reduce the risk of flooding; Roads are not greatly affected as the houses are more widely spread

The number of people moving to Mangawhai will not change if Rural subdivision is stopped or not. They only move here as fast as the builders can build the houses whether they be rural or suburban. If Rural subdivision is allowed, it would help against the effects of the large-scale subdivisions that have been approved by slowing their development which in turn would give the council more time to sort infrastructure issues

The protection and enhancement of Environmental Benefits is greatly advanced with Rural Subdivision as it is generally a condition for approval to subdivide

I have a rural property and would like to protect and enhance the environmental benefits on my property. In order to protect and enhance these areas i would need to subdivide to fund this project

If Rural subdivisions are not allowed you will take away the option for people to live on properties with animals and land to enjoy, rather forcing them to have smaller properties where the view off the back deck is a 6ft high fence and 4 or 5 other houses. people move from Auckland and other cities to get away from that type of living and to enjoy the beautiful environment that Mangawhai provides.

Relief sought:

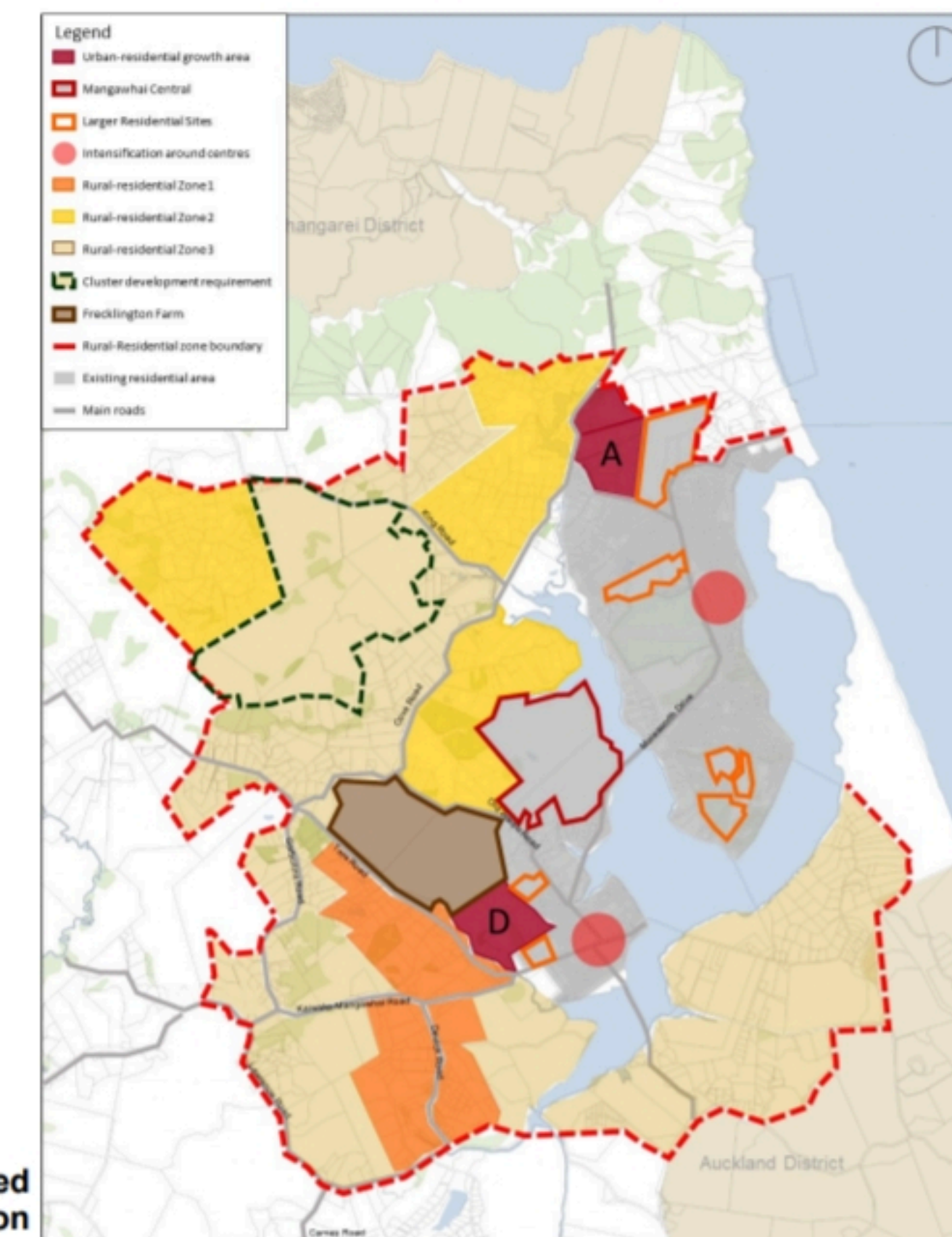
Revert back to the proposed Spatial plan

Allow Rural subdivision

		Dwellings	Population
Urban-Residential	Zoned but not built (min. 600m ²)	1,643	3,943
	Infill (min. 600m ²)	493	1,183
	Mangawhai Central	1,000	2,400
	Minor dwellings	180	287
	Intensification around centres (min. 400m ²)	30	49
	More density larger Res. Sites (min. 400m ²)	538	1,291
	Growth pockets (min. 600m ²)	302	725
	SUBTOTAL	4,186	9,878
Rural-Residential	Rural-residential Zone 1 (min. 0.4 - 0.8ha)	149	358
	Rural-residential Zone 2 (min. 0.8 - 2.0ha)	48	115
	Rural-residential Zone 3 (min. 2.0 - 4.0ha)	181	434
	Frecklington Farm	79	190
	SUBTOTAL	457	1,097
TOTAL		4,643	10,975

ABOVE FIG. 3-4-6: Breakdown of the potential dwelling and population capacity of the preferred growth option

Based on provisional calculations and a number of assumptions, the preferred option could accommodate approximately an additional 4,643 dwellings or 10,975 people. A breakdown of this is shown in the above table, **Figure 3-4-6**.



RIGHT FIG. 3-4-7: Preferred growth option

This slightly exceeds the projected population increase to 2043. Additionally, the following should be noted:

- The final dwelling capacity of Mangawhai Central is acknowledged to be subject to change and will be determined by decisions of the KDC.
- It should also be noted that additional capacity, albeit at low levels, would be available in the Rural zone and the existing unoccupied holiday homes that could be used for permanent residential activity.

In summary, the preferred growth option demonstrates that the proposed Spatial Plan has the ability to accommodate the projected permanent population growth, while protecting the rural landscape and production areas and the lifestyle that the Mangawhai community values.

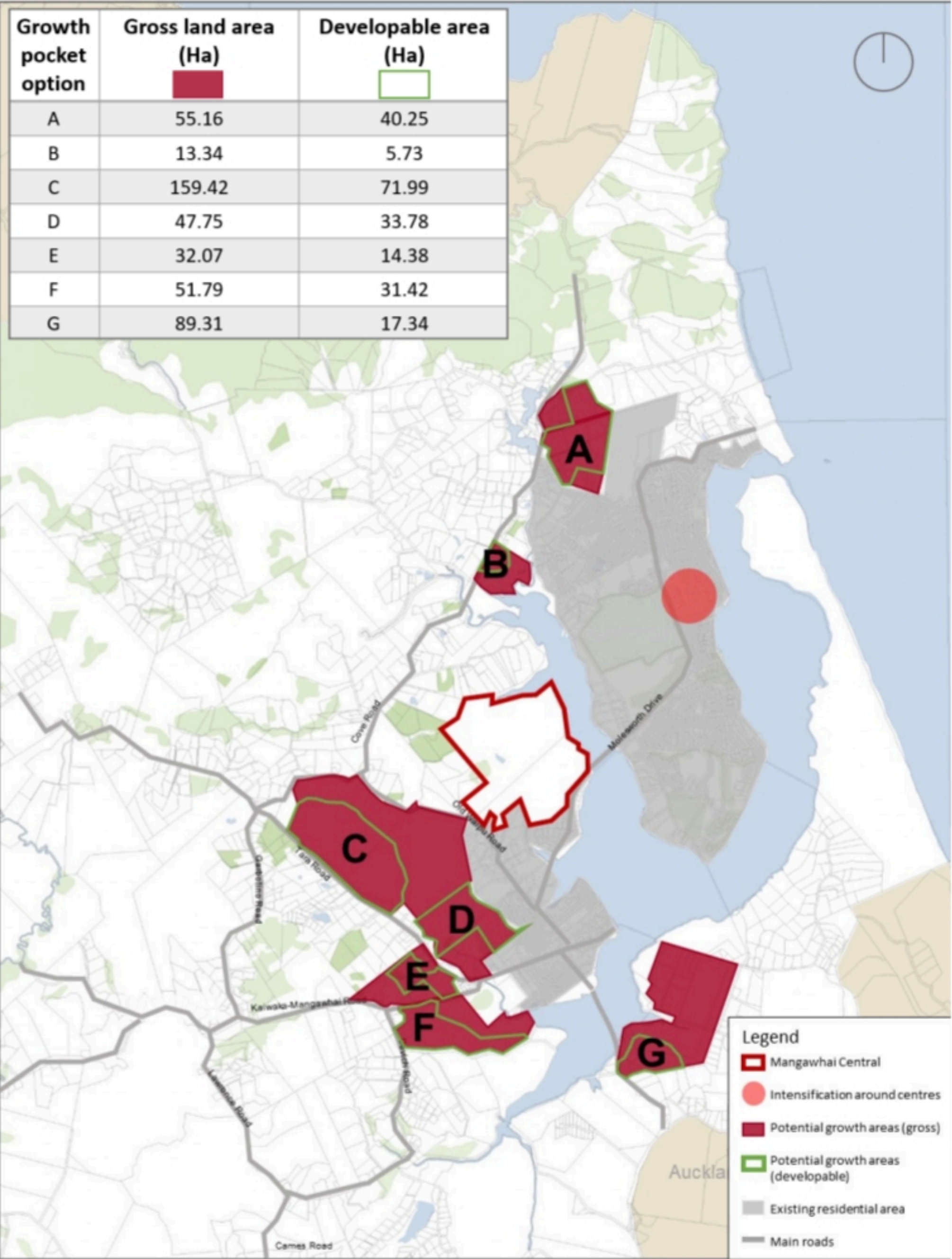
APPENDIX C - PROVISIONAL RESIDENTIAL GROWTH AREA ASSESSMENT

The Spatial Plan process identified potential residential growth areas A-G. The practical suitability of these areas for residential development was assessed during the inquiry-by-design workshop against the criteria outlined in the table below.

- Red = Least suitable
- Yellow = Moderate, subject to technical improvement
- Green = Most suitable

Whilst Area A and Area D were identified as preferred growth areas, the findings from this assessment will require further comprehensive and formal studies to provide evidence and support.

Growth pocket option	planning	landform	fragmentation	tsunami risk	coastal flooding	protected features	wastewater	landscape	geohazards	soils	flooding	transport
A	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green
B	Yellow	Green	Green	Red	Red	Yellow	Yellow	Green	Yellow	Green	Red	Green
C	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Yellow	Yellow
D	Green	Yellow	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow	Yellow
E	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow
F	Yellow	Yellow	Green	Yellow	Yellow	Green	Red	Yellow	Green	Green	Green	Green
G	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Green	Yellow



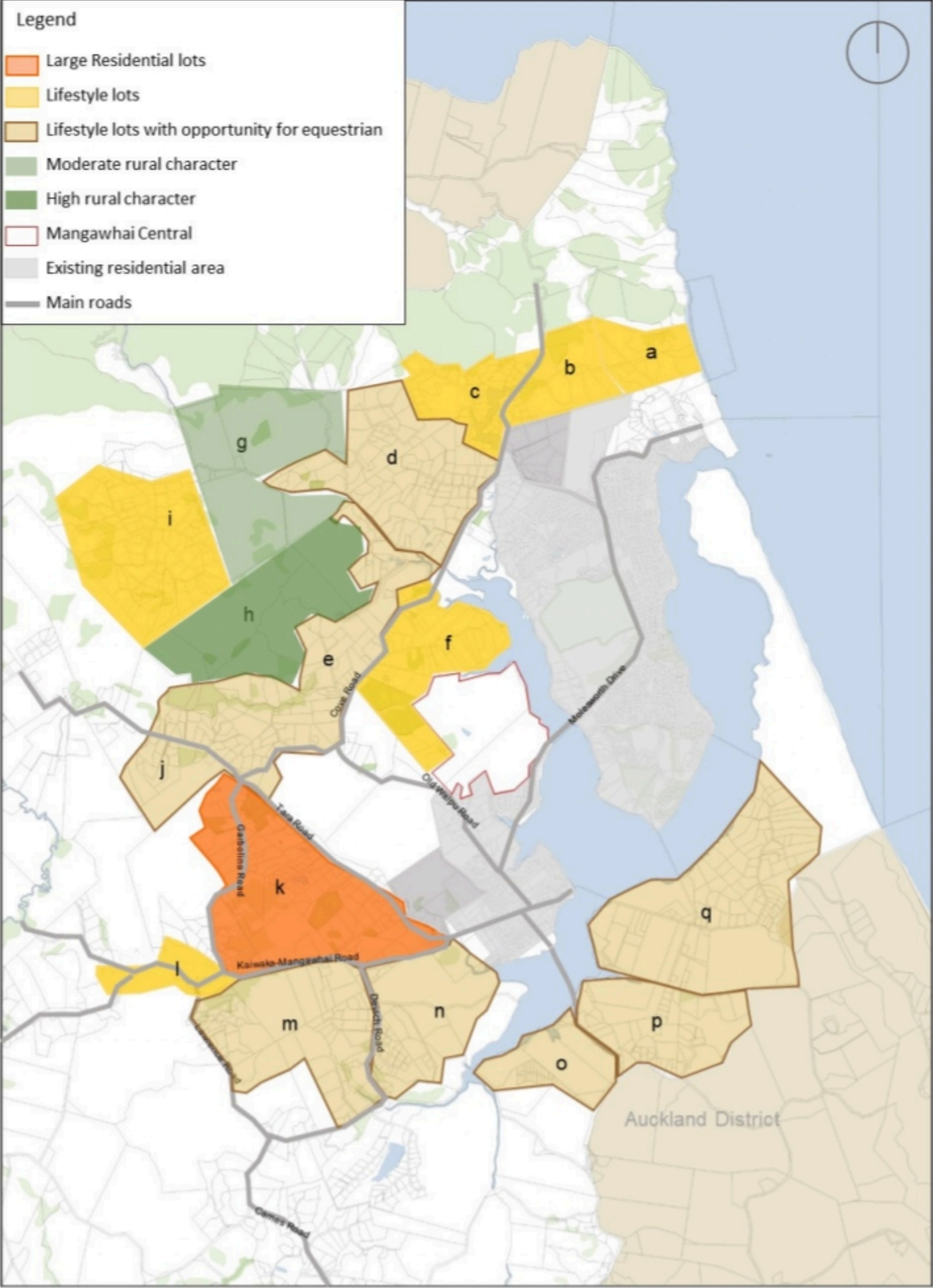
APPENDIX D - PROVISIONAL DETAILED ASSESSMENT OF RURAL-RESIDENTIAL AREAS

A provisional desktop assessment of the rural residential areas was carried out in the October 2019 Inquiry-by-Design workshop as part of the Spatial Plan process. Five categories of rural-residential areas were identified and a provisional range for the minimum lot size proposed, based on the characteristics of each area. The result is shown on the maps in this appendix, with a rationale for the zone application outlined in the following tables.

Further technical assessments are required to refine and formalise the zone application and determine detailed provisions.

Zone reference	Min lot size (ha)
Large residential lots	0.4 - 0.8
Lifestyle lot	0.8 - 2.0
Lifestyle lot with opportunity for equestrian activity	2.0 - 4.0
Moderate rural character	Avoid
High rural character	Avoid

It should be emphasised that the assessment contained in this appendix was provisional only. Some of the rural-residential areas defined in the preferred growth option differ from the outcomes of this provisional analysis, due to additional input received and analysis undertaken in 2020.



Area	Land area (ha)	Zone reference	Minimum lot size	Rationale
j	47.9	Lifestyle lot with opportunity for equestrian activity	0.4 - 0.8ha	Development in this area is somewhat constrained by topography (steep) and natural features (gullies and links to waterways). There is a high value wetland to the rear of this area which should not be developed. The area sits up on a ridge so existing developments are exposed and intensification has the potential to cumulatively erode the landscape values of this area including views of the Brynderwyns. The lot size is already small and development capacity has likely been fully absorbed. As such it is recommended that further intensification should not be sought.
k	250.1	Large residential lots	0.4 - 0.8ha	This area provides the opportunity for clear 'boundaries' to the more intensified large lot zone l. This area is somewhat constrained by topography and ecological values (Garbolino bush). This bush is very high quality and needs protection and buffering. A majority of this area is already intensified and mostly residential. The lot sizes are already small but the development capacity has not been fully absorbed. Therefore large lot/lifestyle intensification should be considered. The lots on Tara Road borrow the landscape value of Frecklington Farm and so this should be a consideration when determining the design of Frecklington farm and its intensity. Note: Council has recently upgraded both Tara Road and Cove road including a 50km/h zone so it signals that this area is higher density.
l	29.5	Lifestyle lot	0.8 - 2ha	This area has some undesirable intensification patterns that have been historically allowed. The area has views across the rural landscape in the mid-ground with the Brynderwyn ranges in the background. As this area is close to town, it is targeted for intensification, but the development of poor quality housing is cumulatively eroding the landscape values of this area. This should be acknowledge but not replicated. The development capacity has been full absorbed in the area and not further intensification should be considered. Note: Council is concerned about the cumulative adverse effects of residential intensification on both sides of Kaiwaka Mangawhai Road, due to visual impacts.

