



Kaipara te Orangahui • Two Oceans Two Harbours

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## 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:** 29/06/2025

**Submission Reference Number #:**82

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

**Submitter:**

James Dow

**Contact person and address for service:**

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**I wish to be heard:** Yes

**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

- **N/A**

## Submission points

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### Point 82.1

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

<b>Within the Mangawhai/Hakaru Managed Growth Area</b>	<b>11. Activity status:</b> Discretionary  <b>Where:</b>  a. All <a href="#">subdivision</a> complies with <a href="#">SUB-S1 to SUB-S15</a> ;	<b>12. Activity status when compliance with SUB-R3.11.a not achieved:</b> Non-Complying
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**Support / Amend / Oppose:** Amend

### Submission:

The Mangawhai/Hakaru Managed Growth Area, and the limiting controls that come with that regarding subdivision (proposed to be a “Discretionary” status), should not apply to the areas at Mangawhai Heads that were developed a long time ago because this part of Mangawhai Heads has very few properties that could be subdivided with a minimum lot size of 600m<sup>2</sup> per site (excluding driveways etc.).

Applying the “Discretionary” status to subdivision of the already developed parts of Mangawhai Heads through the Mangawhai/Hakaru Managed Growth Area overlay is unjustifiably prohibitive. Due to the minimal sub-dividable properties in this area, the application of the restrictive nature of the Mangawhai/Hakaru Managed Growth Area to the developed parts does not align with the policy (SUB-P12) so that area should be excluded.

The already developed area is the core of the Mangawhai Heads township, and has been for a very long time, so should be afforded infrastructure first in a subdivision scenario. If there are limitations on the Council's infrastructure, the core of the township should obviously receive this first and the Council should not be free to choose at its discretion whether to develop new undeveloped areas in the proposed Mangawhai/Hakaru Managed Growth Area over the existing developed areas in the proposed Mangawhai/Hakaru Managed Growth Area.

In summary, subdivision in the already developed part of Mangawhai Heads (near the estuary and Wood Street shops) should be reclassified as "Controlled" if the subdivision Standards SUB-S1 to SUB-S15 are complied with.

### Relief sought

Subdivision in the already developed part of Mangawhai Heads (near the estuary and Wood Street shops) should be reclassified as Controlled if the subdivision Standards SUB-S1 to SUB-S15 are complied with.