

VSPL Submission on Kaipara PDP



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Re: Submission on Proposed Kaipara District Plan (**PDP**) – Vermont Street Partners Limited (**VSPL**)

Submission Information:

VSPL could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Changes that VSPL submission relates to are attached.

VSPL opposes, supports and seeks amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions that VSPL wishes Kaipara District Council (**KDC**) to make to ensure the issues raised by VSPL are dealt with are also contained in the attached document.

VSPL wishes to be heard in support of this submission.

If others make a similar submission, VSPL will consider presenting a joint case with them at a Hearing.

Edward Sundstrum

Vermont Street Partners Limited

1.0 Introduction

1.1 VSPL Interests in the Kaipara District

VSPL have an interest in the following properties located within the Kaipara District:

- 183 Devich Road, Mangawhai legally described as Lot 1 DP 525736 and Lot 2 DP 330158 measuring approximately 135ha) (**Devich Road Site**); and
- 3956 Paul Road, Mangawhai legally described as Lot 2 DP 328843 measuring approximately 42.5ha (**Paul Road Site**).

Notwithstanding these specific property interests, VSPL is interested in the direction of PDP as it applies to the wider Kaipara District, and in particular the Mangawhai catchment which has a unique opportunity for harnessing unprecedented growth to create a vibrant coastal settlement on the doorstep of Auckland.

1.2 VSPL Exposure Draft Feedback

VSPL prepared detailed feedback on the Draft Kaipara District Plan (**Draft KDP**) seeking a zoning change for the Devich Road Site from 'General Rural'¹ as drafted to either:

- 'Rural Residential' special purpose zone enabling lots of 4,000m² (preferred option); or
- Extending the Large Lot Residential Zone included in the Draft KDP to the Devich Road Site.

The feedback provided considered that the above zones better reflected the existing and proposed cadastral pattern and demand for residential development in the wider Mangawhai area. On review of the summary of feedback², VSPL are highly disappointed to see that Council has failed to acknowledge or address the concerns raised regarding dishonest zoning around Mangawhai. The lack of acknowledgment or consideration of this feedback, and the feedback of others, is disappointing and discouraging, raising questions as to the value of engaging in the consultation process for the Draft KDP.

1.3 PDP Submission Structure

This submission on the PDP again addresses appropriate zoning and provisions for the Devich Road Site, and now the Paul Road Site that VSPL have acquired since the Draft KDP feedback. Both Sites have been proposed for rezoning General Rural (**GRUZ**) in the Proposed Kaipara District Plan (**PDP**) and located within the proposed 'Mangawhai/Hakaru Managed Growth Area'.

VSPL continues to seek zoning that better reflects the rural residential nature of the development that has been recently consented for the Sites, the existing surrounding cadastral pattern of development and the demand for growth in the locality.

The submission is set out as follows:

¹ A small area of the Devich Road Site was mapped 'Rural Lifestyle' in the Draft Kaipara District Plan this applied to an area required to be vested in Council as part of an approved subdivision RM 210053.

² Included as Attachment 4 to Councils General Rural and Rural Lifestyle Zone Section 32.

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- **Section 2.0** provides Site Context and Background.
- **Section 3.0** contains general comments on the PDP zoning at both Sites and identifies the zoning VSPL seeks and how/why relevant provisions should be improved to more efficiently and effectively achieve the proposed objectives of the Plan, and the purpose of the Resource Management Act 1991 (RMA).
- **Attachment 1** identifies the specific change sought to provisions of relevance to VSPL.

2.0 Site Context and Background

2.1 Devich Road Site

The Devich Road Site is zoned Rural under the Operative Kaipara District Plan (ODP), and subject to the Mangawhai Harbour Overlay. A small portion of the Devich Road Site in the northern extent is identified as being partially a Site of Significance.

In June 2022 VSPL obtained resource consent RM 210053 to create 67 rural residential allotments lots ranging from 4,000m² to 6ha around an existing cluster of existing rural residential type development known as Lake View Estate. The resource consent was publicly notified at the request of the Applicant and approved by Independent Commissioner Lee Beattie. The decision was appealed to the Environment Court by residents in the existing Lake View Estate, and a consent order issued 21 November 2024 granting the consent subject to conditions.

Figure 1 below shows the approved subdivision layout which clearly indicates a continuation of the surrounding pattern of rural residential development. As shown in **Figure 2** below, the proposed PDP zoning for the Devich Road Site is 'General Rural' with a small portion in the northern extent subject to the Coastal Environment overlay.

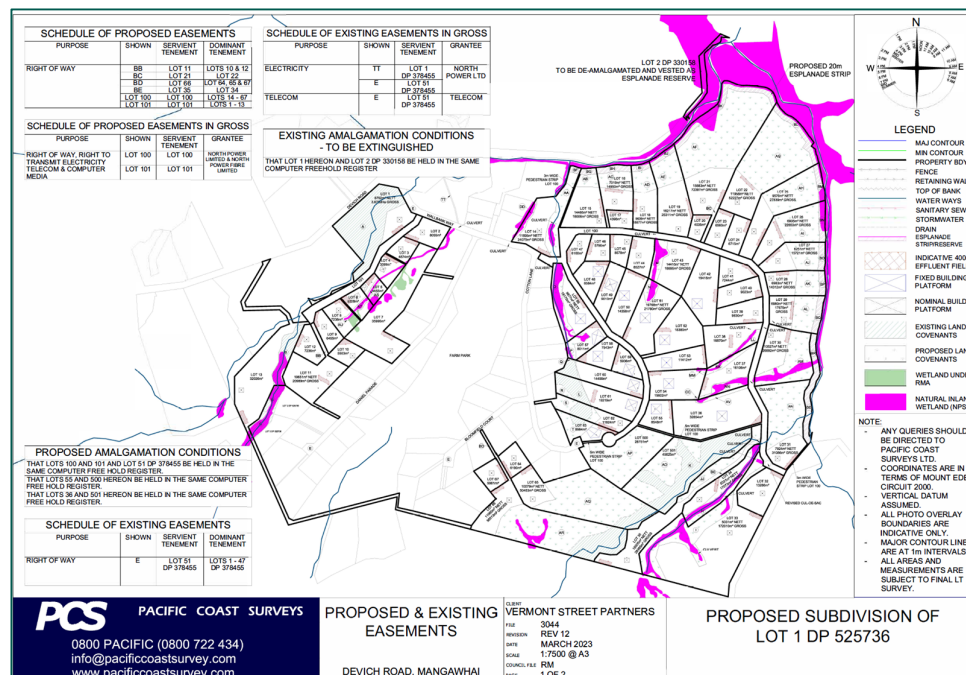


Figure 1 subdivision scheme plan RM 210053. Full scale image provided as Attachment 3.

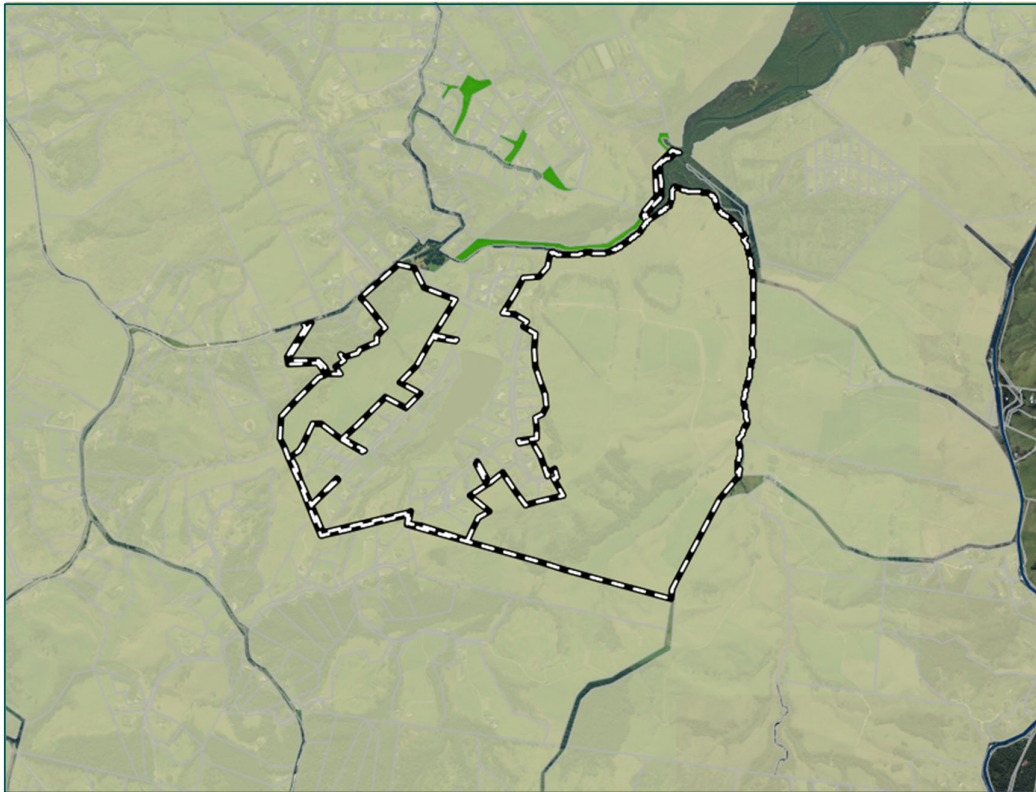


Figure 2 – Devich Road Site, with green indicating General Rural Zone.

2.2 Paul Road Site

The Paul Road Site adjoins the Devich Road Site to the east and is also zoned Rural in the ODP and subject to the Mangawhai Harbour Overlay. VSPL obtained resource consent RM230295 to create 18 rural residential lots measuring 4,021m² – 4759m² and two balance lots, the resource consent was approved non-notified on 11 March 2024.

Figure 3 below shows the overall layout of the approved subdivision, and **Figure 4** the PDP zoning of the Paul Road Site.

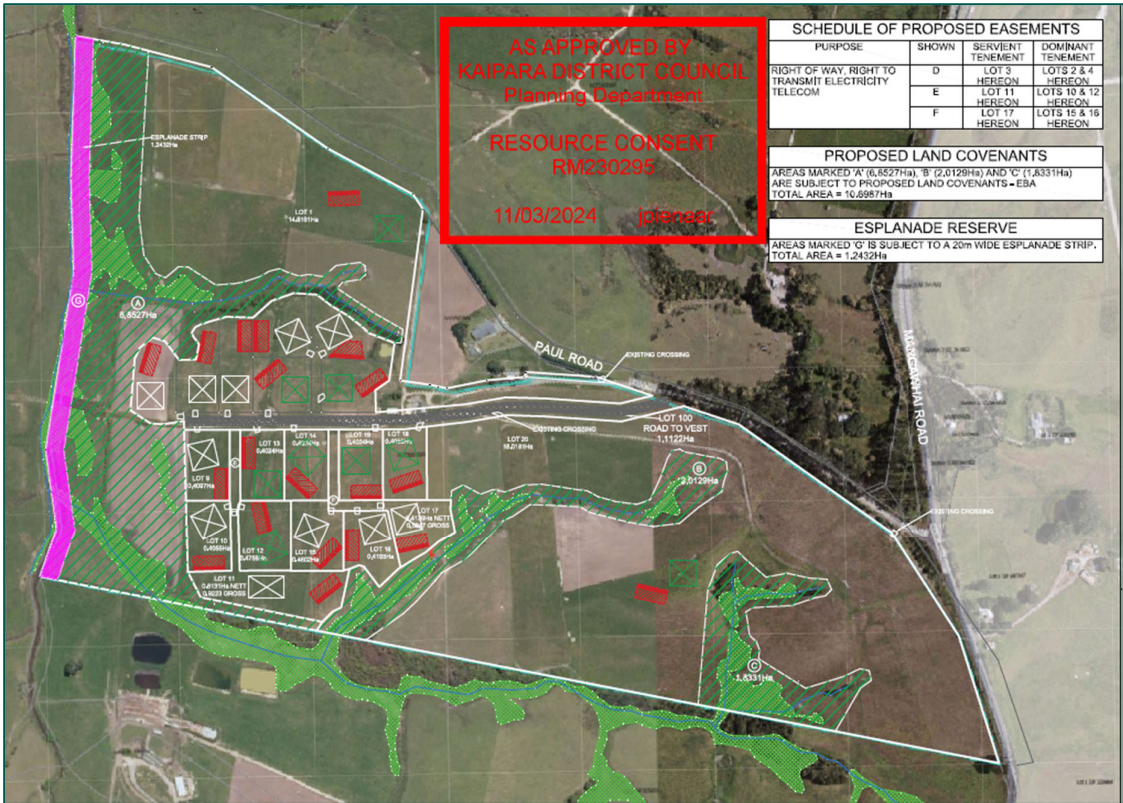


Figure 3 – Approved Paul Road subdivision plan. Full Scale Provided as Attachment 4.



Figure 4 – Paul Road Site with green indicating General Rural Zone.

3.0 General Feedback

3.1 Higher Order Direction

3.1.1 Resource Management Act 1991

Section 32 (**s32**) of the Resource Management Act 1991 (**RMA**) requires the preparation of an evaluation report that must address the matters set out in section 31(1)(a) – (c) and 31(2)(a) – (c). VSPL consider that the s32 evaluation has failed to achieve the requirements of Section 32:

General Rural and Rural Lifestyle Zone s32

- In general, the significance of change in the rural environment in terms of degree of shift and who will be affected is high (four out of five). However, the analysis of the efficiency and effectiveness specifically of the GRUZ is not commensurate with this degree of significance;
- The cost benefit analysis of the preferred options for the rural environment considers the economic benefits to landowners associated with the '*multiple subdivision pathways for rural lifestyle development in the General rural zone*' and acknowledges the potential for this to cause an environmental costs by way of fragmentation. Given that fragmentation is a key resource issue for the District, VSPL struggles to understand how this has been balanced given the subdivision framework proposed provides for 4,000m² and 12ha lots as a controlled activity; and
- The two-zone approach is not more efficient. The oversimplified approach has resulted in a GRUZ framework that provides for rural lifestyle/residential development when the purpose and objective of the zone is to protect primary production activities making for a confused and ultimately inappropriate direction.

Strategic Direction s32

- The evaluation does not adequately assess other reasonably practicable options to manage rural lifestyle/residential demand specifically around Mangawhai;
- The scale and significance of the effect of the Mangawhai-Hakuru Managed Growth Area (**Managed Growth Area**) has not been adequately evaluated and the corresponding assessment is not commensurate to its scale and significance;
- The Urban form and Development objectives have not been evaluated in section 3.0 Evaluation of Objectives; and
- The economic costs associated with the implementation of the Managed Growth Area have not been adequately assessed. They are indicated as 'low' due to '*the subdivision opportunities provided in the General rural and Rural lifestyle zone*', however the controlled activity subdivision opportunities do not apply to land in the managed growth area.

3.1.2 National Direction

Section 75(3)(a) of the RMA states that a district plan must "give effect" to a national policy statement. VSPL considers that the PDP in its current form, fails to "give effect" to the following national policy statements:

- (a) National Policy Statement on Urban Development (**NPS-UD**): In VSPL's submission, Mangawhai clearly meets the threshold to be considered a "urban environment"³ in accordance with the definition in the NPS-UD. Despite overwhelming evidence demonstrating this, KDC have essentially made its own decision that the NPS-UD does not apply to the Kaipara District, and therefore conclude that the NPS-UD does not therefore have to be given effect to in the PDP.⁴ Despite this, KDC have assessed the NPS-UD, and concluded that the PDP gives effect to it without any specific assessment of the relevant provisions. As such, VSPL consider that the PDP has been promulgated in the absence of confirmation of how it gives effect to relevant provisions⁵, especially as it relates to the Managed Growth Area which is addressed further below.
- (b) National Policy Statement on Highly Productive Land (**NPS-HPL**): the proposed zoning framework under the PDP, in particular the imposition of a GRUZ with a 12ha minimum allotment area and further allowance for smaller subdivision is clearly inconsistent with and does not give effect to the direction in the NPS-HPL regarding the protection of highly productive soils. This will lead to further uncontrolled and uncoordinated subdivision and development within the Kaipara District that will result in further degradation of the District's productive soils and rural production values. The GRUZ has been incorrectly applied to existing or planned areas of rural-residential / lifestyle development. This is particularly relevant for the Devich Road and Paul Road Sites which have existing resource consents applicable to them.

Further to the above, VSPL notes that Central Government is currently undertaking consultation on future changes to National Policy Statements, in particular changes to the NPS-HPL and the removal of LUC 3 from the definition of HPL. The new and amended direction is intended to be in force before the end of 2025. VSPL seek that any necessary changes are made throughout the PDP process to ensure that the new direction is adequately given effect to in the PDP provisions.

3.1.3 Northland Regional Policy Statement

Section 75(3)(b) of the RMA states that a district plan must "give effect" to a regional policy statement. VSPL considers that the PDP in its current form, fails to "give effect" to the Regional Policy Statement for Northland (**RPS**), and in particular the following:

- (a) Objective 3.5 Enabling economic wellbeing: the PDP does not manage Kaipara's resources in a way that is attractive for business and investment that will improve Northland wellbeing. In particular the Managed Growth Area (addressed further below) unnecessarily restricts further growth and development within the Mangawhai area, which is the fastest growing part of the District with the most demand for further growth.
- (b) Objective 3.6 Economic activities – reverse sensitivity and sterialisation and Policy 5.1.3 Avoiding the adverse effects of new use(s) and development: the PDP zoning framework, and in particular the application of the GRUZ, is such that the rural environment is not adequately protected from the negative impacts of new subdivision use and development and reverse sensitivity effects are not avoided.

³ "Urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a) Is, or is intended to be, predominantly urban in character; and
- b) Is, or is intended to be, part of a housing and labour market of at least 10,000 people."

⁴ See paragraph 178 – 181 of the Kaipara DP Review – Section 32 Overview Report.

⁵ In particular, Objectives 1, 3, 4, 6 and Policies 1, 2 and 6.

- (c) Objective 3.11 Regional form and Policy 5.1.1 – planned and coordinated development: the zoning framework within the PDP is narrow and does not enable the effective integration of infrastructure with subdivision, use and development, and promote a sense of place and range of lifestyle options. More specifically the broad and inappropriate application of the GRUZ means that rural residential / lifestyle development in existing areas is unnecessarily constrained but also sprawl into rural areas is actively promoted by a 12ha allotment size. This fails to ensure the protection of soil-based primary production and does not maintain or enhance the sense of place and character of the surrounding environment.

3.1.4 National Planning Standards

The purpose of the National Planning Standards is to improve the efficiency and effectiveness of the planning system by providing national consistency across the country making it easier for the public to use and interpret plans. In VSPL's view, the application of the GRUZ one across the Devich and Paul Roads site is inconsistent with the national planning standards mandatory direction 8.1 which requires that district plans must only contain the zones listed in a way that is consistent with the description of the zone.

The definition of the General Rural Zone as follows:

'Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.'

As discussed throughout this submission, the Devich Road and Paul Road sites are not consistent with this definition. More specifically, the consented cadastral pattern (and existing surrounding) is such that primary production activities can no longer be supported, the sites are consented for rural-residential development making rural production activities unviable and inefficient. VSPL consider that the application of the proposed GRUZ to the Devich and Paul Road sites represents dishonest zoning.

VSPL consider that a more consistent approach in alignment with the National Planning Standards would be to apply a Large Lot Residential Zone or Rural Lifestyle Zone (defined below):

Large Lot Residential Zone

'Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.'

Rural Lifestyle Zone

'Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.'

VSPL considers that utilising either zone will help to address the fragmentation issues which are significant to the district. It could be tailored to provide for additional housing near an urban settlement without undermining the rural productive intent of the wider surrounds, while recognising the constraints of infrastructure which would most practically be managed through zoning provisions, rather than the blunt application of a GRUZ and the Managed Growth Area.

Strategic Direction

The Strategic Direction Chapter (**SD Chapter**) is fundamental to the tone and direction of the PDP. As a general comment, there is a degree of disconnect between the objectives and policies set in the SD chapter

and the outcomes sought through the provisions within the PDP, particularly in regard to the rural environment.

VSPL notes that the Vision for Kaipara section of the SD Chapter generally seems to acknowledge the need to enable growth where this does not adversely impact the district's highly productive land (HPL) resource or rural production activities. However, it is unclear how this translates to the narrow zoning approach taken around Mangawhai and the inclusion of the Managed Growth Area which limits new subdivision development in the part of the district where there is the most demand for growth, and rural production activities are already limited in large parts due to the existing and consented cadastral pattern and limited HPL.

This disconnect is further exacerbated through the limited provision of strategic direction for the rural environment which is contained only in the Vision for Kaipara chapter⁶ and only provides objectives with no policies detailing how the outcomes will be implemented. The Urban Form and Development chapter includes policy SD-UFD-P7 'Development in the Mangawhai/Hakaru Managed Growth Area' which suggests the intent of the overlay is to manage pressure on infrastructure. On review of Councils s32 report Strategic Direction, there is little information provided as to how this Managed Growth Area has been spatially identified and subsequently justified.

The intent of an SD Chapter is to set an overarching umbrella framework that should guide the remainder of the PDP cementing the intended outcomes for the district for the proceeding years. The SD Chapter in its current form fails to achieve this, and as a result the integration between the chapters is confused. If retained as proposed, this could result in unintended outcomes for the district and a weak zoning framework which will lead to poor outcomes.

3.2 Zoning

VSPL's feedback on the Draft KDP highlighted concerns that the existing rural residential type development of between 4,000m²-6,000m² around Mangawhai was not practically managed by the limited suite of rural zones provided in the Draft KDP. These concerns remain for the PDP, and are exacerbated by the reduction of rural environment zones from the three presented in the Draft KDP to the two included in the PDP⁷. On review of Councils s32 Evaluation the justification provided being that three zones was 'overly complicated'.

The application of the GRUZ to the Devich Road and Paul Road sites and surrounding area remains problematic; the existing and consented cadastral pattern undermines the clear intent of a GRUZ as defined in the National Planning Standards which as discussed earlier, primarily seeks to support primary production activities. This clear dishonest zoning of the Devich Road and Paul Road sites sends a confused message to plan users in terms of the expected outcomes for the GRUZ in this location.

In an attempt to align with SD Chapter and provide for a variety of lifestyle choices and economic and social wellbeing generally in the rural environment across the district, the GRUZ and Subdivision Chapter includes rules⁸ that instead will likely result fragmentation of the very resource the Zone seeks to protect.

⁶ SD-VK-O3 and SDK-VK-O4.

⁷ General Rural Zone and Rural Lifestyle Zone.

⁸ Including GRUZ-R13, SUB-R3, and SUB-R4.

In VSPL's view, this is further confirmation that the attempt to simplify the zoning approach to the rural environment has been oversimplified, resulting in a poor zoning framework within the PDP that inadequately responds to the national direction, National Planning Standards and desires outlined in the feedback on the Draft KDP.

VSPL continues to support protection of highly productive land and acknowledges the need to protect the productive land from fragmentation and reverse sensitivity effects that can result from sprawl as required by national direction but the current approach does not achieve this to achieve this. VSPL considers that the most efficient and effective way to achieve alignment with the SD Chapter, National direction and market demand is to protect land that has remaining productive intent by directing development to more tailored zoning the provides for a variety of housing and lifestyle options though intensification of areas adjacent to Mangawhai centre, that can no longer accommodate rural production type activity.

Accordingly, for the reasons discussed above, VSPL continues to seek that Council:

- Apply a Large Lot Residential Zone similar to that proposed in the Draft KDP or the Rural Lifestyle Zone over the areas indicated in **Attachment 2**, which reflects the current cadastral pattern and land use; or
- Another similar Zone with the same spatial extent outlined in **Attachment 2**

3.3 Mangawhai/Hakaru Managed Growth Area

The Mangawhai/Hakaru Managed Growth Area (**Managed Growth Area**) presents as a 'site specific control' in the PDP. The associated direction is located within the SD Chapter⁹ and the Subdivision Chapter¹⁰ which explain the intent of the overlay to limit subdivision to ensure infrastructure can be appropriately directed. As proposed, subdivision to create new allotments of 12ha or more within the Managed Growth Area is a discretionary activity¹¹, small lot subdivision is a non-complying activity¹².

The Managed Growth Area was not included in the Draft Kaipara District Plan. On review of Council's Section 32 Strategic Direction, there is very little detail or assessment of the Managed Growth Area. It applies to a large area surrounding Mangawhai, and is a vast difference from the zoning pattern previously supported by Council in both the Mangawhai Spatial Plan and the Draft KDP.

VSPL strongly oppose the application of the Managed Growth Area to the rural environment surrounding Mangawhai and seek that it is removed or at least refined to avoid the areas of land in **Attachment 2**. VSPL understands the need to carefully control urban growth to ensure council infrastructure is not placed under undue pressure. However, VSPL highlights that rural residential and lifestyle type development is typically required to provide for onsite three water servicing meaning no additional pressure on Council's three water infrastructure. Development pressures on roading and social infrastructure are addressed through Council's Development Contributions Policy and Financial Contributions Chapter of the PDP.

⁹ SD-UFD-P7.

¹⁰ SUB-P12.

¹¹ SUB-R3.11.

¹² SUB-R4.4.

The demand for growth and rural lifestyle/residential living surrounding Mangawhai is evident, the Managed Growth Area severely limits the opportunities to realise this in the part of the district with the most ability to generate contributions. VSPL considers that the overlay is a blunt and ultimately unnecessary proposal, that will severely detract investment and growth in the area of the Kaipara District with the greatest demand.

4.0 Conclusion

In conclusion, VSPL seeks the following relief:

- (a) VSPL's general feedback in Sections 1.0 - 3.0 and specific feedback in **Attachment 1** is addressed and necessary changes incorporated into the PDP.
- (b) Any further necessary consequential amendments required to achieve (a) above.

VSPL looks forward to working collaboratively with KDC to address the above relief and is happy to meet with KDC policy staff or consultants to work through these matters.

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Attachment 1: VSPL Specific Submission Points on PDP

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
HOW THE PLAN WRKS – RELATIONSHIP BETWEEN SPATIAL LAYERS				
1	Spatial Layers	Seek amendment	VSPL notes that the spatial layers listed does not include reference to the proposed Mangawhai/Hakaru Managed Growth Area.	Amend the section as necessary to provide clarity for the plan user.
STRATEGIC DIRECTION CHAPTER				
2	Strategic Direction Chapter	Seek amendment	It is unclear what significant resource management issues the objectives in the SD Chapters are in response to and how the overarching Vision for Kaipara objectives translate to the PDP approach to development within the rural environment, specifically around Mangawhai.	The strategic direction chapter be reconsidered to provide clear direction for growth and development in appropriate locations within the rural environment.
3	Strategic Direction Chapter – SDVK O1	Support	VSPL supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.	Retain and drafted.
4	Strategic Direction Chapter – SDVK O2	Support	VSPL supports the intent of this object to enable economic growth and development.	Retain as drafted.
5	Strategic Direction Chapter – SDVK O4	Support	VSPL supports this objective and the directive to provide for growth in appropriate areas whilst protecting HPL and primary production activities.	Retain as drafted

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6	Strategic Direction Chapter – SDVK - O7	Support	VSPL supports providing for a variety of development opportunities and living/housing options through a range of zones.	Retain as drafted.
STRATEGIC DIRECTION - URBAN FORM AND DEVELOPMENT CHAPTER				
7	SD-UFD-O5	Support	VSPL supports consolidation and integration of future growth.	Retain as notified.
8	Strategic Direction Chapter -SD-UFD-P1	Support	VSPL supports provision of sufficient development capacity as is consistent with the NPS-UD.	Retain as notified.
9	Strategic Direction Chapter SD-UFD-P7	Oppose	Provision of infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation. SD-UFD-P1 is inconsistent with FC-O1.	Delete SD-UFD-P7.
GENERAL RURAL ZONE				
10	General Rural Zone – GRUZ-O1	Seek amendment	GRUZ-O1 outlines the purpose of the GRUZ, however the focus of this objective is on primary production activities and protection of Highly Productive Land which VSPL considers to be too narrow when considering that this zone covers 78% of the district, majority of which is not highly productive, and a large area of which can no longer support primary production activities given the cadastral pattern.	Amend GRUZ-O1 to better acknowledge the array of activities that this zone accommodates, noting that VSPL are seeking the inclusion of a Large Lot Residential Zone or Rural Lifestyle Zone as outlined in the body of this submission and further below.
11	General Rural Zone – GRUZ-P4	Seek amendment	GRUZ-P4 seeks to ensure a level of rural character and amenity which is 'predominantly primary production activities'. VSPL considers that this is not a	Amend GRUZ-P4 as follows: Ensure land use activities are undertaken in a manner that maintains the rural character

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			<p>realistic outcome, or an accurate reflection of existing land use for large areas that have been zoned GRUZ where the cadastral pattern is such that primary production activities can no longer be undertaken.</p> <p>VSPL considers that parts of this policy are unnecessary and that it should be amended as suggested to focus on managing amenity values through scale and density noting that GRUZ-P2 establishes what the typical adverse effects from primary production activities are that should be anticipated in the zone.</p>	<p>and amenity of the General Rural Zone which includes through limiting site coverage and density of buildings and structures enabled in the General rural zone.</p> <p>(1) A predominance of primary production activities;</p> <p>(2) Low site coverage and density of buildings and structures; and</p> <p>(3) Typical adverse effects from primary production.....</p>
12	General Rural Zone – GRUZ-P5	Seek amendment	<p>GRUZ – P5 seeks to ‘avoid’ non rural activities in the General rural zone unless they have a functional and operational need <u>and</u> are compatible with primary production activities <u>and</u> don’t result in loss of HPL.</p> <p>Development across the existing residential cadastral patterns encompassed by this expansive zone will likely be unable to meet all of these criteria. Further, this contradicts with some activities provided for in the zone including ‘communal housing’, ‘visitor accommodation’ and small lot subdivision which will likely not be able to meet all of these criteria.</p>	<p>Amend the PDP to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that VSPL are seeking the inclusion of a Large Lot Residential Zone or Rural Lifestyle Zone as outlined in the body of this submission and further below.</p>

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			This policy as worded is particularly problematic given that there are no 'enabling' provisions for residential development and subsequently does not align with the strategic direction or the existing and consented development pattern surrounding Mangawhai.	
SUBDIVISION				
13	Subdivision – SUB-O1	Oppose	<p>VSPL consider this objective to be problematic given the application of the GRUZ zone to large areas that no longer have productive capacity meaning 12ha lots provided for is not an efficient use of land.</p> <p>VSPL also considers that for areas that do retain productive abilities, 12ha lots are not consistent with the anticipated land use (primary production) and will result in further unnecessary fragmentation.</p> <p>VSPL considers this to be a reflection of the blunt approach to zoning in the rural environment.</p>	Amend the PDP to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that VSPL are seeking the inclusion of a Large Lot Residential Zone or Rural Lifestyle Zone as outlined in the body of this submission and further below.
14	Subdivision – SUB-O3	Oppose	The subdivision rules for the GRUZ zone will not achieve the outcomes sought by this objective. The provision for 12ha lots and the expansive application of the GRUZ zone across the district will result in unnecessary fragmentation; it will not enable primary production or provide flexibility to enable	Amend the PDP to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that VSPL are seeking the inclusion of a Large Lot Residential Zone or Rural Lifestyle Zone as outlined in the body of this submission and further below.

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			people to live and work in the rural environment.	
15	SUB-P1	Oppose	SUB-P1 outlines general subdivision design and location outcomes, which apply to all zones. Clause 1 seeks the incorporation of and response to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values. Again, it is considered that this policy is too narrow when applied to all zones, particularly those zones which have a higher degree of development (e.g., the Large Lot Residential Zone or Rural Lifestyle Zone that VSPL are seeking). Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.	Delete SUB-P1.
16	SUB-P2	Seek amendment	SUB-P2 details infrastructure servicing requirements for all zones, this policy has been framed with a narrow lens, it fails to consider practical onsite solutions for servicing nor does it provide for servicing of a future Large Lot Residential Zone or Rural Lifestyle Zone.	Amend SUB-P2 as follows: Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by: <ol style="list-style-type: none"> 1. Ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; 2. Requiring any staging of subdivision to be undertaken in a way that achieves efficient

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				<p>development and integration of infrastructure;</p> <p>3. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed;</p> <p>4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems where practicable, except in the General rural zone;</p> <p>5. Requiring legal and physical access to be provided to each allotment; and</p> <p>6. Requiring allotments to have access to a suitable water supply.</p>
17	SUB-P7	Seek amendment	<p>Clause 3 of SUB-P7 seeks to avoid the creation of undersized lots to ensure that the outcomes of the zone are not undermined. It is considered that this policy as worded is not efficient and effective and should be amended as sought.</p>	<p>Amend SUB-P7 as follows:</p> <p>Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:</p> <p>1. Maintaining <u>Requiring subdivision to meet the</u> minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone;</p> <p>2. Avoiding subdivision around minor residential units; and</p> <p>3. Avoiding the creation of undersized lots in the Rural lifestyle zone to</p>

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				ensure the function and desired outcomes for the zone are not undermined
18	SUB-P8	Delete	VSPL does not support the limitation of develop based upon the proposed Mangawhai/Hakaru Managed Growth Area. For reasons previously discussed this is an arbitrary area with no s32 justification.	Delete SUB-P6 and replace with new policies which reflect appropriate subdivision within each urban zone.
19	Subdivision – SUB-P12	Oppose	VSPL does not support the limitation of develop based upon the proposed Mangawhai/Hakaru Managed Growth Area. For reasons previously discussed this is an arbitrary area with no s32 justification. Limitation of subdivision with this area is not efficient nor effective. Furthermore, proposed policy SUB-P2 subject to appropriate amendments will manage provision of infrastructure.	Delete SUB-P12.
20	Subdivision – SUB-R3 Within the Mangawhai/Hakaru Managed Growth Area	Oppose	VSPL does not support the limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area. For reasons previously discussed this is an arbitrary area with no s32 justification.	Delete SUB-R3 noting submission request (section 3.4) to remove the Mangawhai/Hakaru Managed Growth Area.
ZONING				
21	Zoning of the Devich Road and Paul Road Sites	Seek amendment	VSPL is opposed to the proposed zoning of these sites as GRUZ for the following reasons: a) The character and amenity of this area is consistent with a large lot residential or rural lifestyle zone, establishing a	Zone the Devich Road and Paul Road Sites Large Lot Residential Zone similar to that proposed in the Draft District Plan OR apply the Rural Lifestyle Zone over the areas indicated in Attachment 2 , which reflects the

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			<p>coherent peri-urban pattern and character to Mangawhai.</p> <p>b) These properties do not fit with the proposed zone purpose of the GRUZ.</p> <p>c) The proposed GRUZ fails to enable sustainable use and development of the properties within this area.</p> <p>d) The purpose of a large lot residential zone is predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development. The Rural Lifestyle Zone is intended to be characterised by low density residential development in a rural setting, with limited buildings and structures and retention of open space and vegetation. Given the location, coastal interface and natural hazards in the wider area outlined in Attachment 2, it is considered that a Large Lot Residential Zone or Rural Lifestyle Zone would more appropriately reflect the existing environment (including existing and consented development) of the Black Swamp Road area.</p> <p>e) The Section 32 Rural Zones does not provide any further zone criteria, nor</p>	<p>current cadastral pattern and land use or other relief with similar effect.</p>
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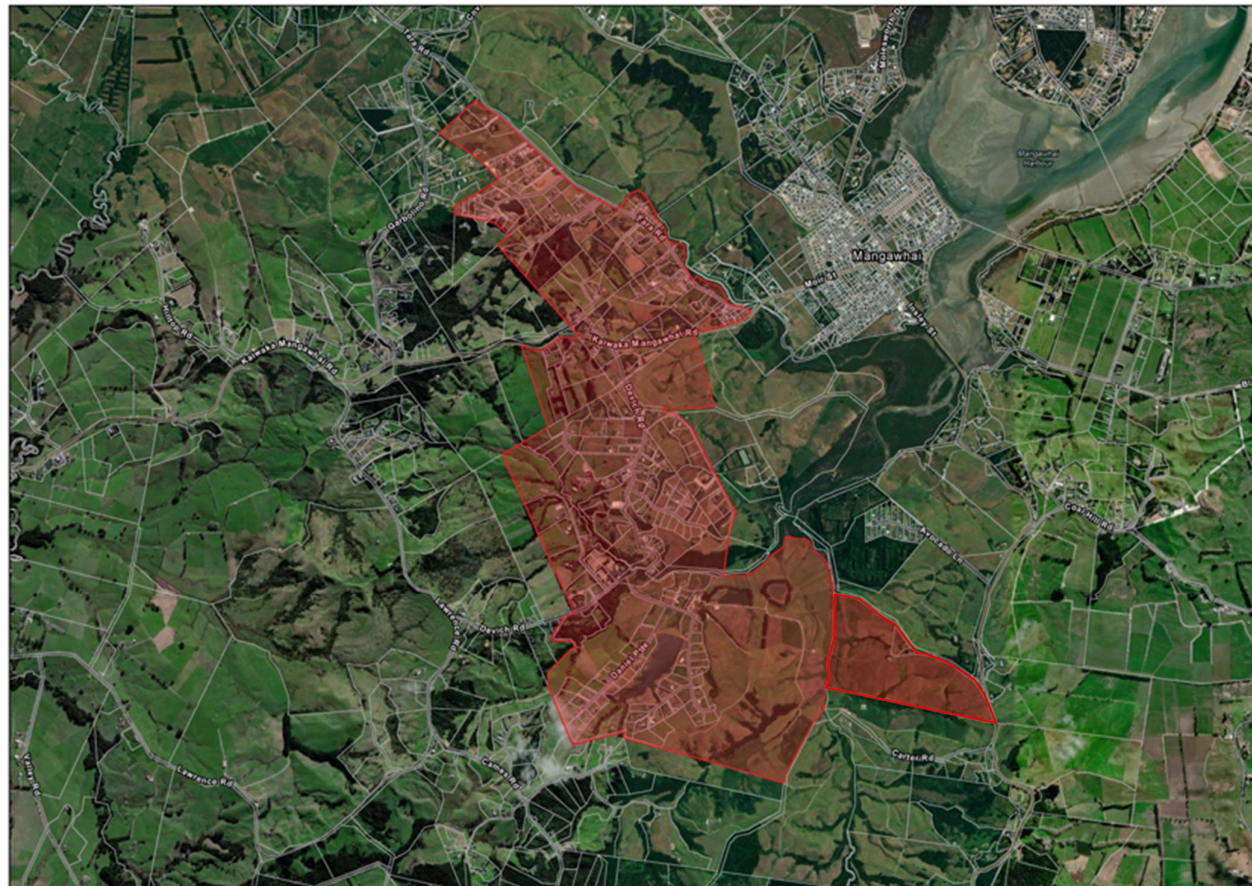
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			<p>does it provide any justification or evaluation of the extent or zone, rather appears to follow an arbitrary cadastral boundary.</p> <p>f) This area is rural residential in character, developed for residential purposes containing existing residential activities, the land is fragmented with existing allotment sizes between 3,000m² and 2ha.</p> <p>g) It is considered that the area is materially compromised for rural production activities due to the existing fragmentation and potential for reverse sensitivity effects.</p>	
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Attachment 2: Requested Rezone Area



Area highlighted in red showing proposed Large Lot Residential or Rural Lifestyle Zone application. Area includes that shown in the Mangawhai Spatial Plan as Rural residential zone 1 extended to include the Devich Road and Paul Road sites.

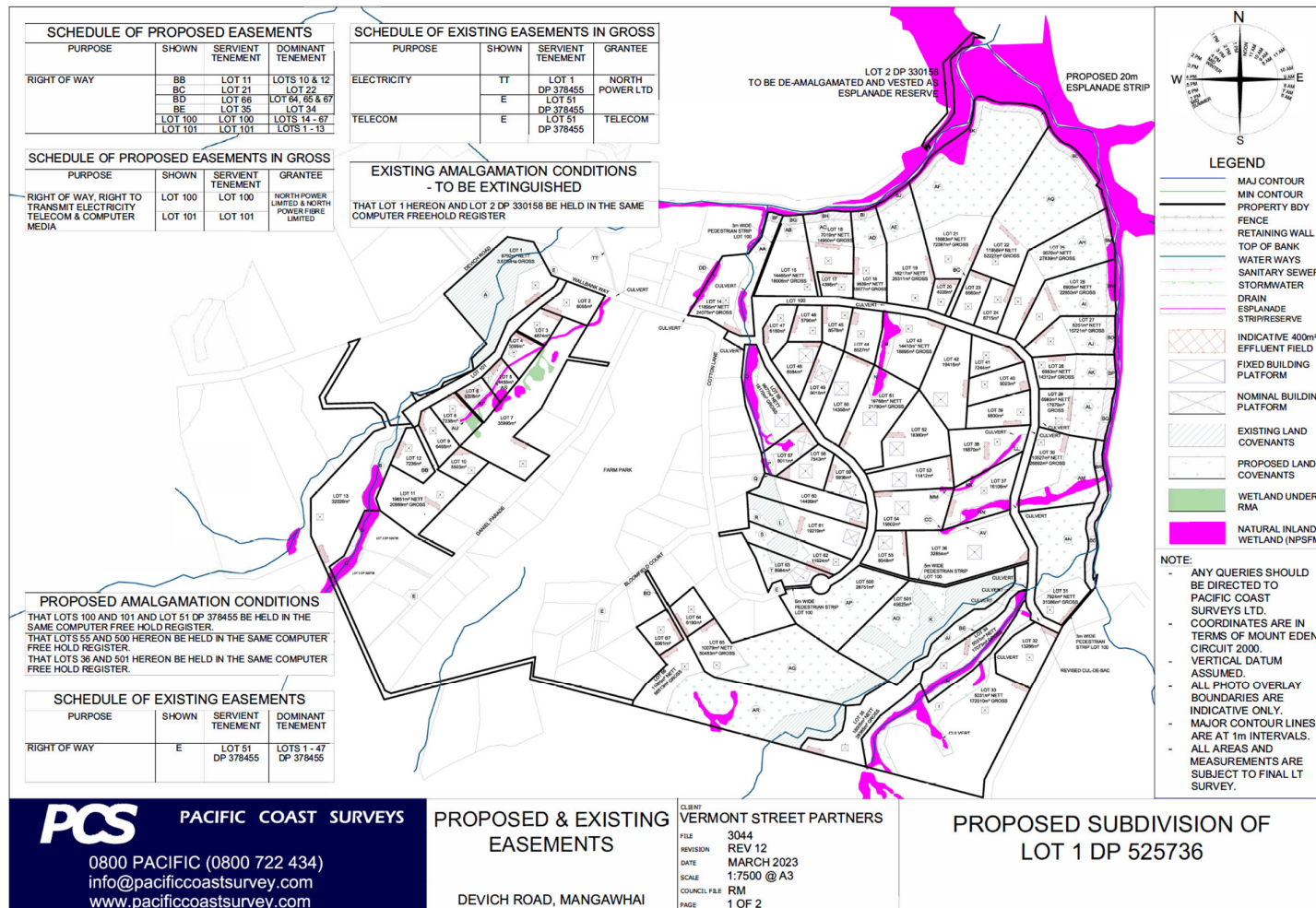
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Attachment 3: Approved Subdivision RM 210053 – Devich Road Site



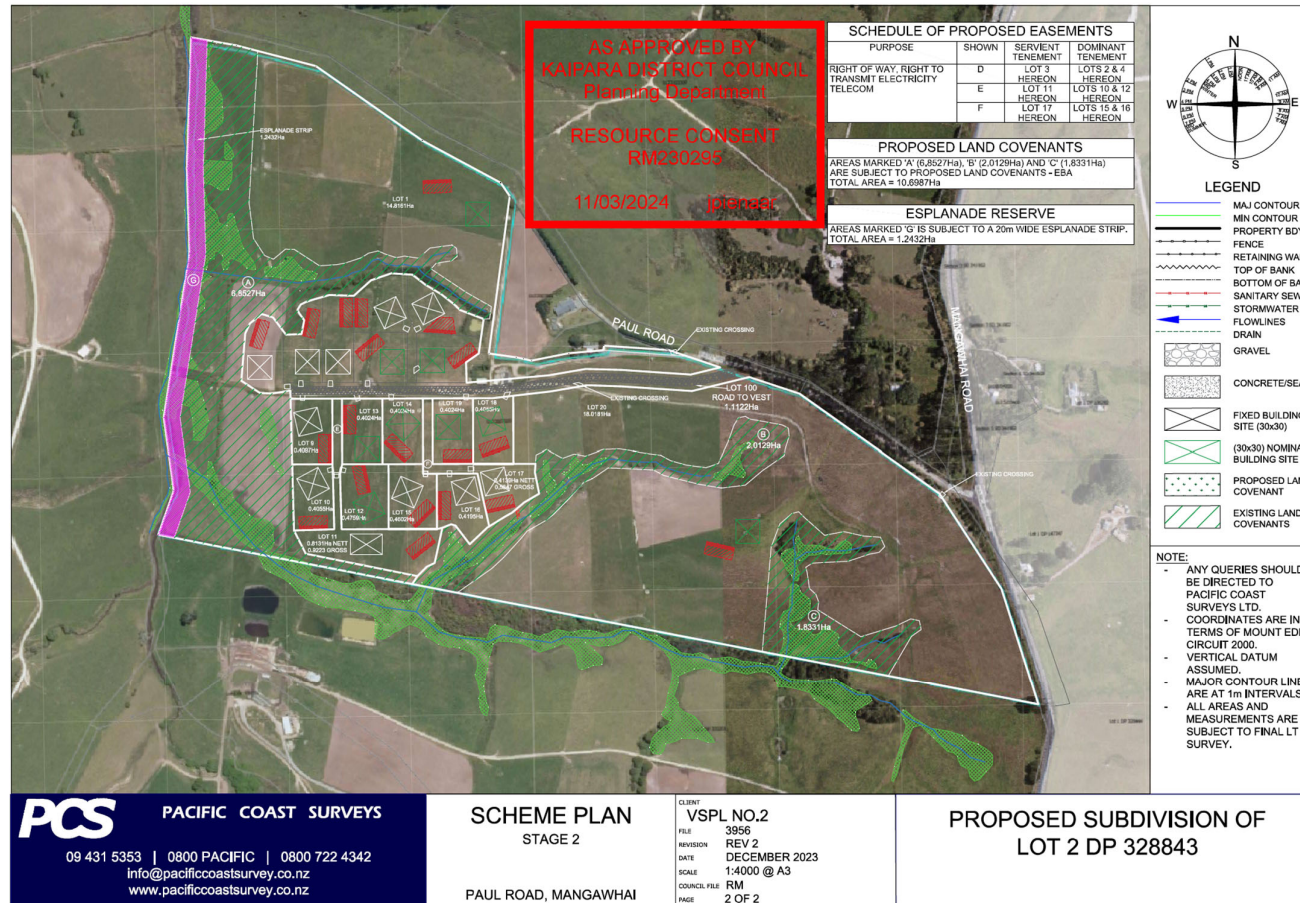
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Attachment 4 Approved Subdivision RM 230295 – Paul Road Site



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