

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 (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

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.

Full name:

Phone:

Organisation:

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

Email:

Postal address:

Postcode:

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:

(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: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		(3) I seek the following decisions from Kaipara District Council. <i>(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.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	

Add further pages as required – please initial any additional pages

30 June 2025

Ref: HSLD21622

Kaipara District Council
Private Bag 1001
Dargaville 0340
New Zealand

Sent via email: districtplanreview@kaipara.govt.nz

Dear Kaipara District Plan Team

Submission on the Proposed Kaipara District Plan 2025 in accordance with Clause 6 of Schedule 1, Resource Management Act 1991

This submission is made on behalf of Bruce Nelder of B & C Family Trust and Nelder Farms Ltd by Horizon Surveying and Land Development in accordance with Clause 6 of Schedule 1 of the Resource Management Act 1991.

Introduction

This submission is made in relation to several adjoining properties situated on King Road, Mangawhai owned by Mr Nelder. The sites are legally described as below and comprises a total of 275 ha as shown on the attached locality map.

- Lot 4 DP 386848, held in Record of Title 347711
- Lot 1 DP 196421, held in record of title NA 124C/485
- Lot 2 DP 155248, held in record of title NA 92D/59
- Lot 3 DP 155248, held in record of title NA 92D/60
- Lot 4 DP 155248, held in record of title NA 92D/61
- Lot 1 DP 55872, held in record of title NA 9B/298

Background

Mr Nelder has been farming in this location since 1996, he expanded the farm in both 2000 and 2008 when he purchased adjoining land holdings when they came available. Mr Nelder has witnessed significant change in King Road during this time, with other adjoining farms ceasing operation and being developed into rural lifestyle properties.

Mr Nelder has previously submitted feedback on both the Draft Spatial Plan in 2020 and the Exposure Plan in 2021 (See attached). In both submissions Mr Nelder raised concerns about the proposed rural zoning and the validity of the Council's land use capability analysis. A site-specific land use capability report has been presented to the Council for the sites in questions that concludes that none of the sites *"are considered 'elite', 'prime' or 'highly versatile soils'"*.

Furthermore, in October 2021 Mr Nelder obtained resource consent (RM 200114) to create 22 rural lifestyle lots under the integrated development provisions for his property at 67 King Rod.

Mr Nelder intends to continue farming the balance of the land. However, the two eastern properties (Lot 4 DP 386848 & Lot 3 DP 155248) are more suitable for rural lifestyle development, and he submits they should be rezoned as Rural Lifestyle.

For the remainder of the farm, Mr Nelder considers "hamlet" or "clustered" developments is an appropriate subdivision pattern. This can be achieved through the reintroduction of the integrated development rule within the General Rural Zone.

Existing Rural Lifestyle Environment

King Road has significantly changed to be a predominantly rural lifestyle environment. The introduction of the Rural Lifestyle Zone (RLZ) is supported as a mechanism to provide a transition between the rural and residential environments. However, the PDP omits this location where this transition has already occurred, and rural lifestyle development is established.

Furthermore, a spatial site analysis has been completed by Horizon and appropriate areas of the site have been identified to be rezoned to Rural Lifestyle to reflect the existing pattern of development, refer to the attached proposed zoning map.

Mangawhai/Hakaru Managed Growth Area

The Managed Growth Area is not supported. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.

Should you have any questions about the submission, please do not hesitate to contact us.

Prepared by:

Horizon Surveying and Land Development Ltd



Joe Fletcher
Director

Reviewed and approved for submission by:

Bruce Nelder
199 King Road
Mangawhai
Email: brucenelder@gmail.com

Inc.

- Attachment 1** – Submission Table
- Attachment 2** – Proposed Zoning Maps
- Attachment 3** – RM 200114 – Stamped Plans
- Attachment 4** – Spatial Plan Submission
- Attachment 5** – Exposure Plan Submission

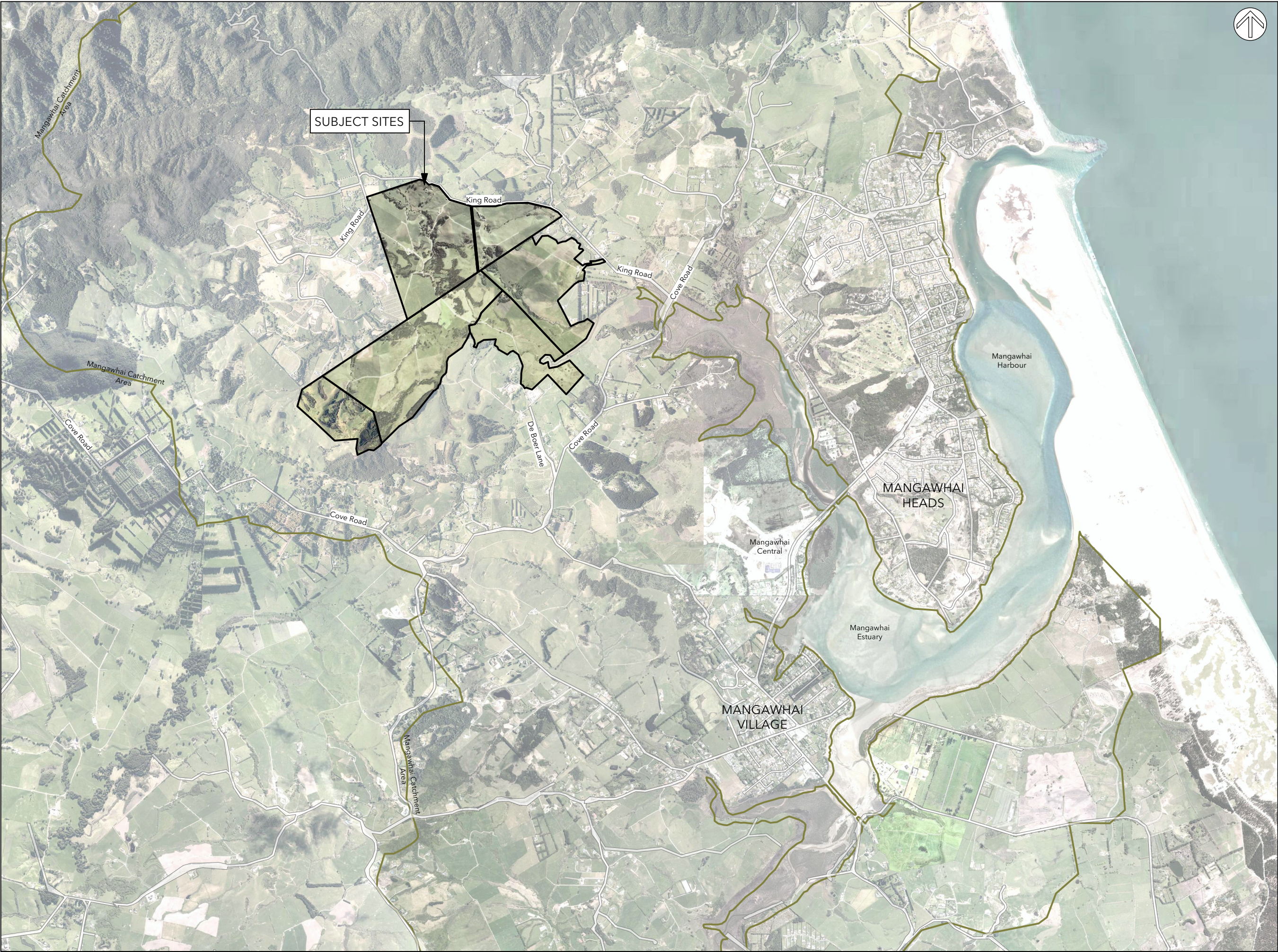


Horizon Surveying and Land Development – PDP Submission

#	Chapter / Appendix / Schedule / Maps	Objective / Policy / Rule / Standard / Overlay	Oppose / Support	Reasons	Decision Sought
1.	Maps	General Rural Zone	Oppose (in part)	Areas around Mangawhai such as King Road have established rural lifestyle development and are suited to RLZ zoning. These areas are close to services and with the existing RM 200114 have been identified as appropriate land use.	Rezoning of the areas identified within the attached Map – Attachment 3 as Proposed Zoning Map.
2.	Maps	Mangawhai-Hakaru Managed Growth Area	Oppose	The Managed Growth Area overlay imposes a rigid and inflexible planning mechanism. It may unnecessarily constrain appropriate and feasible development, and does not allow for responsiveness to landowner readiness, infrastructure staging, or changing demand.	Delete.
3.	Subdivision - Policies	SUB-P12	Oppose	Do not support the Mangawhai Hakaru Managed Growth Area as outlined above.	Delete SUB-P12.
4.	Subdivision – Rules	SUB-S1 to SUB-S5	Support	Support SUB-S1	None
5.	Subdivision – Rules	Integrated Development	Oppose in part	The PDP removes integrated development provisions that previously provided for well-designed outcomes balancing rural	The reintroduction of the integrated development rule as a subdivision pathway.

Horizon Surveying and Land Development – PDP Submission

#	Chapter / Appendix / Schedule / Maps	Objective / Policy / Rule / Standard / Overlay	Oppose / Support	Reasons	Decision Sought
				productivity, environmental benefit, and growth.	
6.	General Rural Zone - Objectives	GRUZ-O1 to GURZ-O4	Support	We support the objectives GRUZ-O1 to GURZ-O4 within the General Rural Zone chapter of the PDP.	None
7.	Rural Lifestyle Zone - Objectives	RLZ-O1 to RLZ- O5	Support	Support the objectives RLZ-O1 to RLZ-O5 within the Rural Lifestyle Zone chapter of the PDP.	None



GENERAL NOTES

ALL AREAS AND MEASUREMENTS ARE SUBJECT TO A LINZ APPROVED SURVEY

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

DRAWINGS SUBJECT TO LOCAL AUTHORITY APPROVAL

THESE NOTES ARE INTEGRAL TO THE PLAN.

APPELLATION / SITE AREA / TITLE		
LOT 4 DP 386848 - 347711	46.9967 Ha	
LOT 4 DP 155248 - NA92D/61	68.808 Ha	
LOT 3 DP 155248 - NA92D/60	23.89 Ha	
LOT 2 DP 155248 - NA92D/59	79.83 Ha	
LOT 1 DP 196421 - NA124C/485	31.93 Ha	

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A	30-June-25	Concept	EE
REV	DATE	AMENDMENT	BY



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ARCHITECTURE | LANDSCAPE ARCHITECTURE
www.hsld.nz

CLIENT

Bruce Nelder

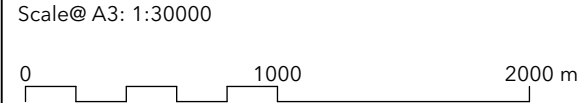
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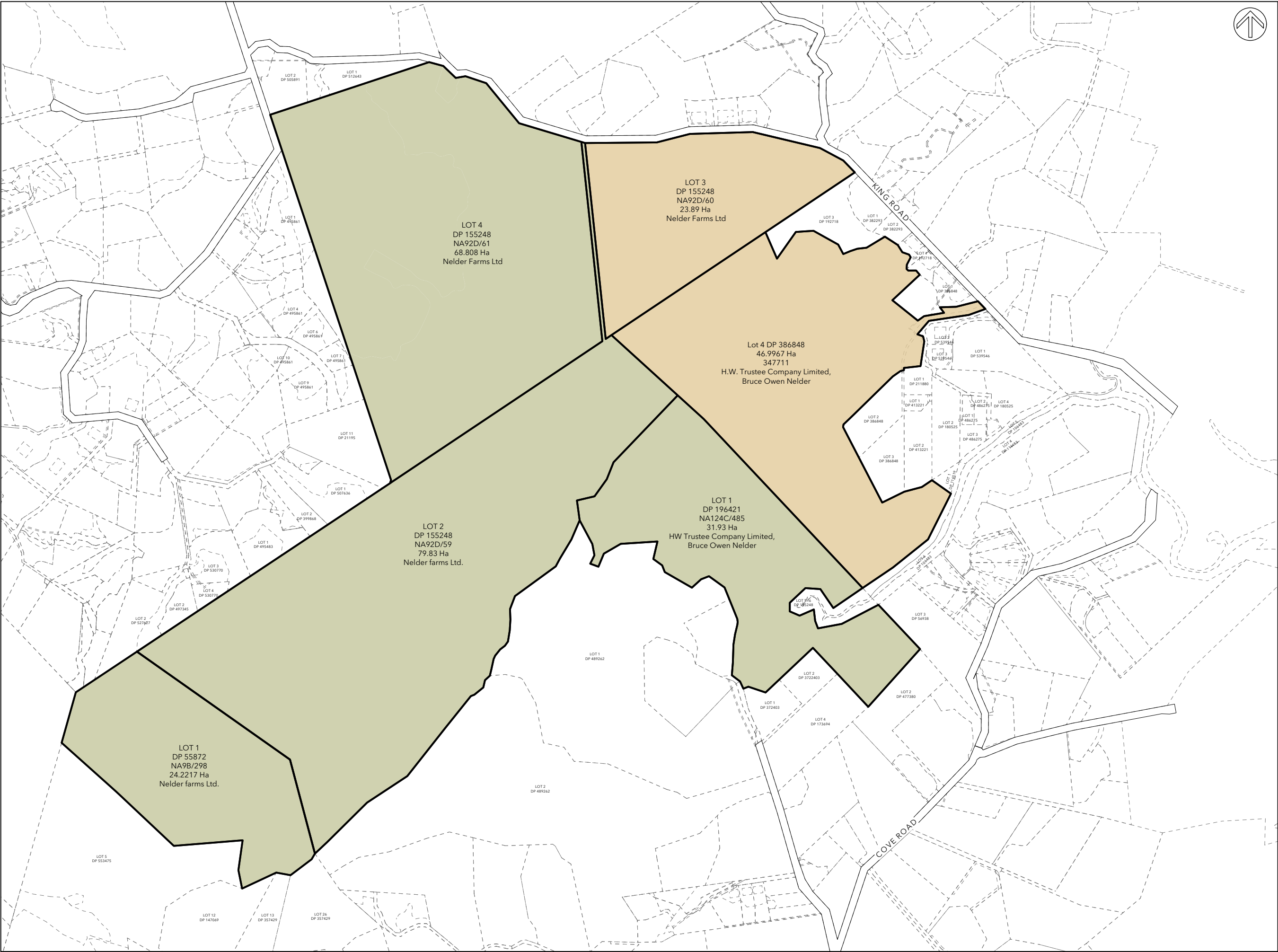
67 King Road
Mangawhai

JOB TITLE

LOCALITY PLAN

DRAWN	EE	DATE	REV #
APPROVED	JF	30/06/2025	A
SCALE @ A3	REF NO.	SHEET NO.	
as shown	21622	1.0	





GENERAL NOTES

ALL AREAS AND MEASUREMENTS ARE SUBJECT TO A LINZ APPROVED SURVEY

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

DRAWINGS SUBJECT TO LOCAL AUTHORITY APPROVAL

THESE NOTES ARE INTEGRAL TO THE PLAN.

APPELLATION / SITE AREA / TITLE		
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A	30-June-25	Concept	EE
REV	DATE	AMENDMENT	BY



CLIENT	Bruce Nelder
ADDRESS	67 King Road Mangawhai
JOB TITLE	POTENTIAL ZONING

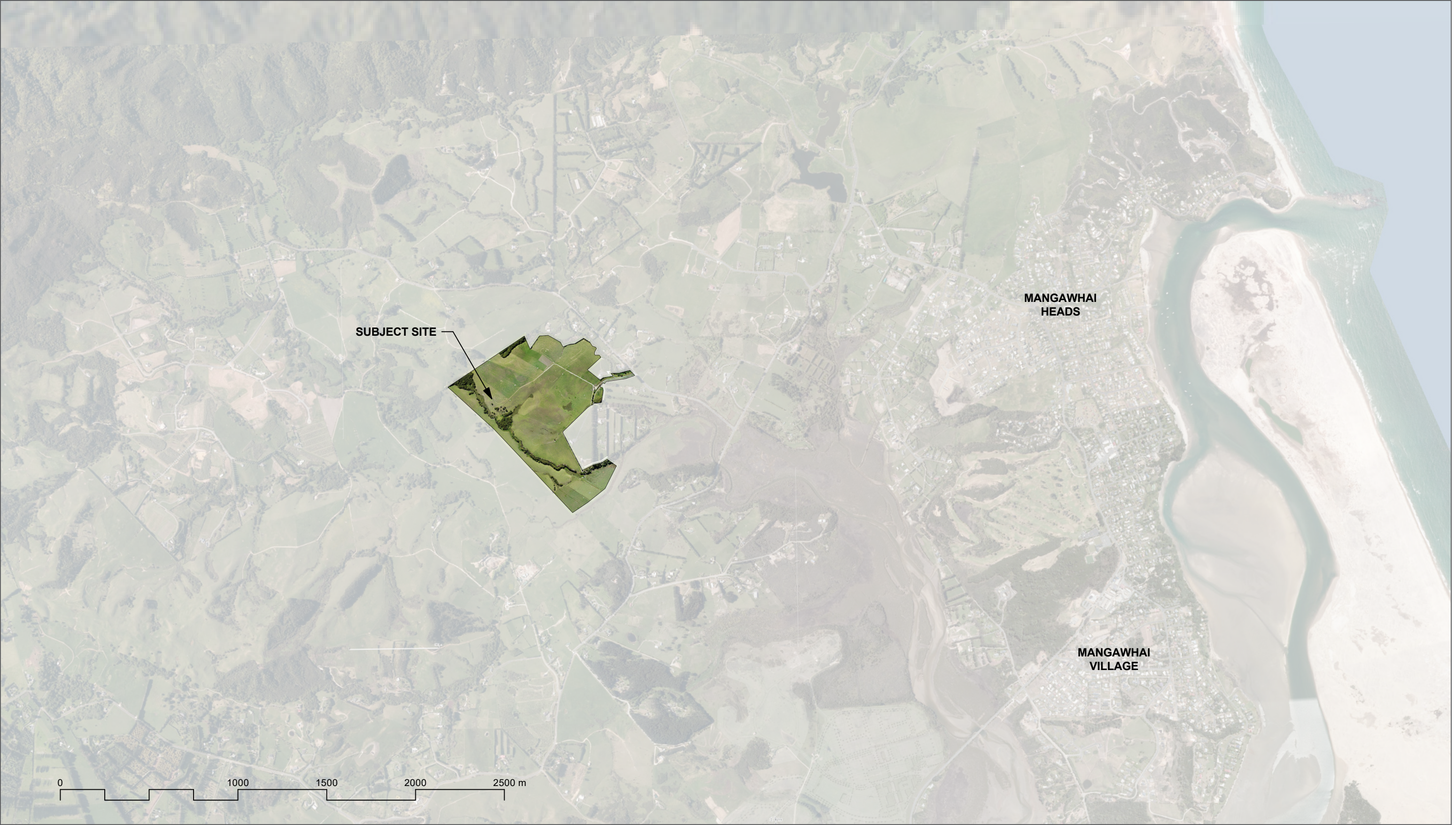
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APPROVED	JF	30/06/2025	A
SCALE @ A3	REF NO.	SHEET NO.	
as shown	21622	2.0	

Proposed Zoning

- Rural lifestyle zone
- General rural zone

Scale@ A3: 1:10000





LEGEND



Existing Boundary

**AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department**

**RESOURCE CONSENT
RM200114**

17/12/2021 ddaly

ADDRESS 67 KING ROAD, MANGAWHAI	
CLIENT / APPLICANT B & C FAMILY TRUST	
PROPOSAL SUBDIVISION OF LOT 4 DP 386848 & LOT 3 DP 486275 67 KING ROAD, MANGAWHAI	
CT # 347711	SITE AREA 46.9967 Ha
DISCLAIMER THE INFORMATION SHOWN ON THIS DRAWING IS FOR THE SOLE PURPOSE OF SUPPORTING A SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991 TO KAIPARA DISTRICT COUNCIL. THE INFORMATION MUST NOT BE USED FOR ANY OTHER PURPOSE. AREAS AND MEASUREMENTS ARE SUBJECT TO KAIPARA DISTRICT COUNCIL AND LINZ FINAL APPROVAL.	

LOCALITY PLAN



SCALE 1:20000

SHEET SIZE
A3

DRAWN BY
EE

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REF / VERSION #
**DPS19203 - LO
RM200114**

DATE
03 / 12 / 2021

SHEET
1.0

DREAM
PLANNING



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LANDSCAPE FEATURES

PROPOSED CONSERVATION COVENANT AREAS		
Total Area		8.616 Ha
LOT		Area
LOT 15 DP ...	A	4762 m ²
LOT 23 DP ...	B	15980 m ²
LOT 23 DP ...	C	34694 m ²
LOT 23 DP ...	D	2364 m ²
LOT 23 DP ...	E	18788 m ²
LOT 23 DP ...	F	6028 m ²

PROPOSED PLANTING PROTECTED BY CONSENT NOTICE	
Total Area	3.7289 Ha
LOT	Area
LOT 1 DP ..	407 m ²
LOT 2 DP ...	365 m ²
LOT 3 DP ...	2457 m ²
LOT 4 DP ..	672 m ²
LOT 5 DP ...	1777 m ²
LOT 6 DP ...	1764 m ²
LOT 7 DP ...	1928 m ²
LOT 8 DP ..	233 m ²
LOT 9 DP ...	4263 m ²
LOT 10 DP ...	1802 m ²
LOT 11 DP ..	5505 m ²
LOT 12 DP ...	3894 m ²
LOT 13 DP ...	299 m ²
LOT 14 DP ...	989 m ²
LOT 15 DP ...	1359 m ²
LOT 16 DP ...	1229 m ²
LOT 17 DP ...	572 m ²
LOT 18 DP ...	946 m ²
LOT 19 DP ...	1656 m ²
LOT 20 DP ...	1793 m ²
LOT 21 DP ...	717 m ²
LOT 22 DP ...	703 m ²
LOT 23 DP ...	1958 m ²

Memorandum of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY	Z	LOT 200	LOT 2 & 3 DP 386848

DISCLAIMER

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ADDRESS
67 KING ROAD, MANGAWHAI

CLIENT / APPLICANT
B & C FAMILY TRUST

PROPOSAL
**SUBDIVISION OF LOT 4 DP 386848 & LOT 3 DP 486275
67 KING ROAD, MANGAWHAI**

CT #
347711

SITE AREA
46.9967 Ha

OVERALL SCHEME PLAN
AERIAL

SCALE 1:4000

DREAM
PLANNING

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SHEET SIZE
A3

DRAWN BY
EE

REF / VERSION #
**DPS19203 - SCA
RM200114**

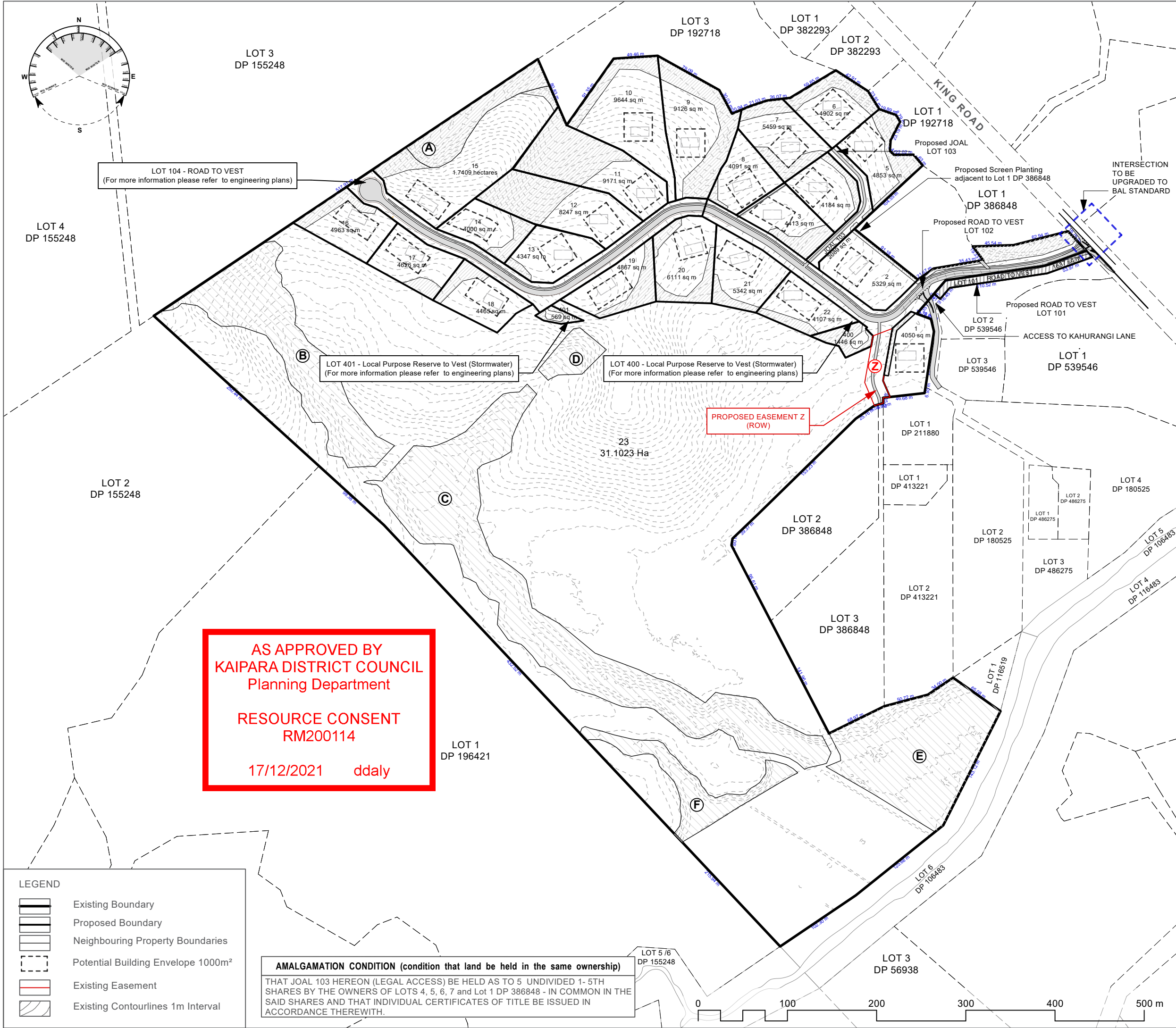
DATE
03 / 12 / 2021

SHEET
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- LEGEND
- Existing Boundary
 - Proposed Boundary
 - Neighbouring Property Boundaries
 - Potential Building Envelope 1000m²
 - Existing Easement
 - Existing Contourlines 1m Interval

AMALGAMATION CONDITION (condition that land be held in the same ownership)

THAT JOAL 103 HEREON (LEGAL ACCESS) BE HELD AS TO 5 UNDIVIDED 1- 5TH SHARES BY THE OWNERS OF LOTS 4, 5, 6, 7 and Lot 1 DP 386848 - IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.



LANDSCAPE FEATURES

PROPOSED CONSERVATION COVENANT AREAS		
Total Area		8.616 Ha
LOT		Area
LOT 15 DP ...	A	4762 m²
LOT 23 DP ...	B	15980 m²
LOT 23 DP ...	C	34694 m²
LOT 23 DP ...	D	2364 m²
LOT 23 DP ...	E	18788 m²
LOT 23 DP ...	F	6028 m²

PROPOSED PLANTING PROTECTED BY CONSENT NOTICE	
Total Area	3.7289 Ha
LOT	Area
LOT 1 DP ..	407 m²
LOT 2 DP...	365 m²
LOT 3 DP ...	2457 m²
LOT 4 DP ..	672 m²
LOT 5 DP...	1777 m²
LOT 6 DP ...	1764 m²
LOT 7 DP ...	1928 m²
LOT 8 DP ..	233 m²
LOT 9 DP...	4263 m²
LOT 10 DP ...	1802 m²
LOT 11 DP ..	5505 m²
LOT 12 DP...	3894 m²
LOT 13 DP ...	299 m²
LOT 14 DP ...	989 m²
LOT 15 DP ...	1359 m²
LOT 16 DP ...	1229 m²
LOT 17 DP ...	572 m²
LOT 18 DP ...	946 m²
LOT 19 DP ...	1656 m²
LOT 20 DP ...	1793 m²
LOT 21 DP ...	717 m²
LOT 22 DP ...	703 m²
LOT 23 DP ...	1958 m²

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM200114

17/12/2021 ddaly

AMALGAMATION CONDITION (condition that land be held in the same ownership)
THAT JOAL 103 HEREON (LEGAL ACCESS) BE HELD AS TO 5 UNDIVIDED 1- 5TH SHARES BY THE OWNERS OF LOTS 4, 5, 6, 7 and Lot 1 DP 386848 - IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

Memorandum of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY	Z	LOT 200	LOT 2 & 3 DP 386848

DISCLAIMER

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ADDRESS
67 KING ROAD, MANGAWHAI

CLIENT / APPLICANT
B & C FAMILY TRUST

PROPOSAL
SUBDIVISION OF LOT 4 DP 386848 &
LOT 3 DP 486275
67 KING ROAD, MANGAWHAI

CT #
347711

SITE AREA
46.9967 Ha

OVERALL SCHEME PLAN



SCALE 1:4000

SHEET SIZE
A3

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EE

REF / VERSION #

DPS19203 - SCA
RM200114

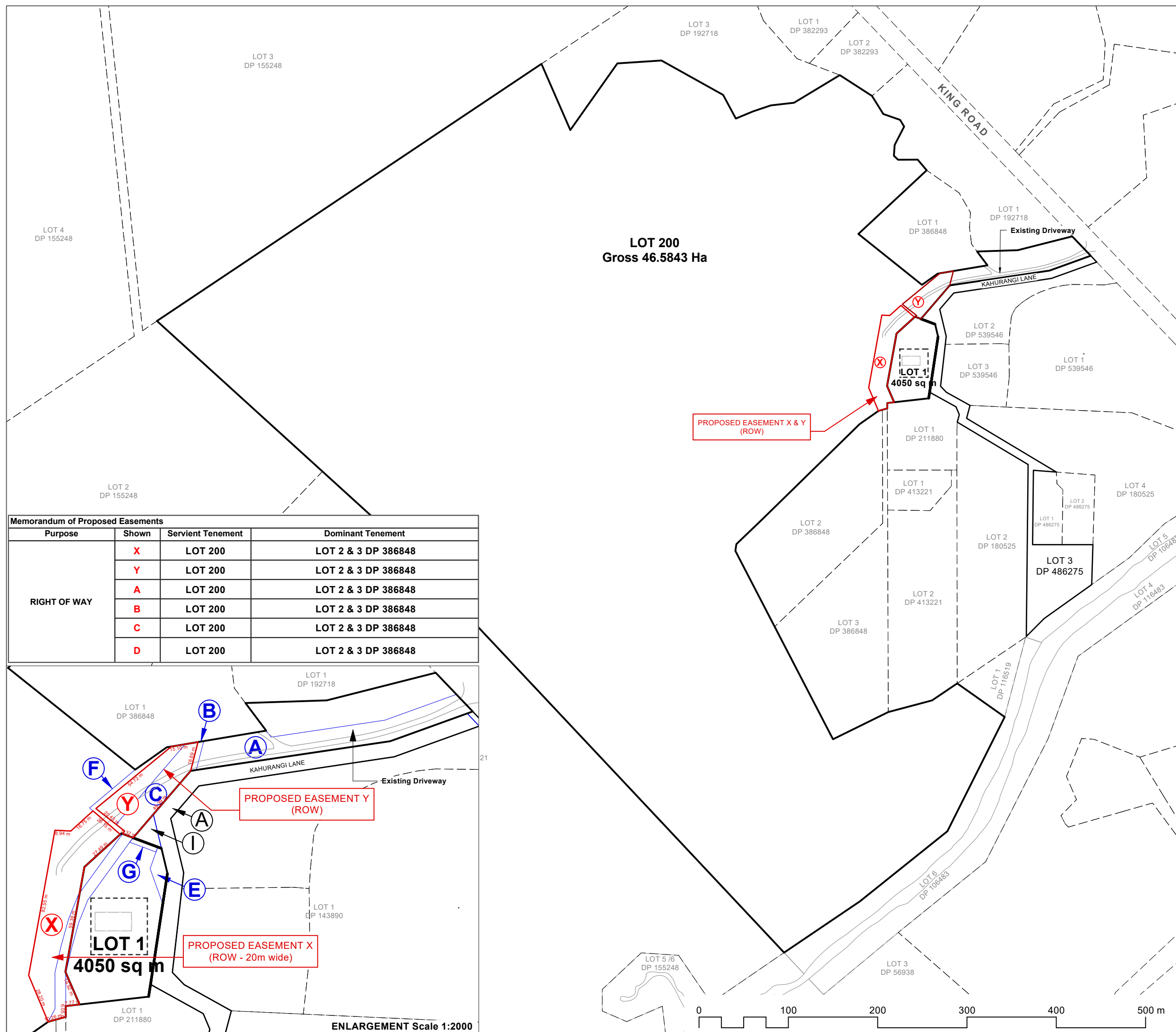
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



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Memorandum of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY	X	LOT 200	LOT 2 & 3 DP 386848
	Y	LOT 200	LOT 2 & 3 DP 386848
	A	LOT 200	LOT 2 & 3 DP 386848
	B	LOT 200	LOT 2 & 3 DP 386848
	C	LOT 200	LOT 2 & 3 DP 386848
	D	LOT 200	LOT 2 & 3 DP 386848

KEY		
	EXISTING BOUNDARY	
	PROPOSED BOUNDARY	
	NEIGHBOURING PROPERTY BOUNDARIES	
	PROPOSED EASEMENT	
	EXISTING CONTOURLINES 1M INTERVAL	

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM200114

17/12/2021 **ddaly**

Memorandum of Existing Easements A, B, C, E, F, G DP 386848		
Purpose	Shown	
RIGHT OF WAY	A, B, C	E1 7824600.3
RIGHT TO CONVEY ELECTRIC & TELECOMMUNICATION	A, B, C, E, F, G	E1 7824600.3
RIGHT TO CONVEY ELECTRIC IN GROSS	A, B, C, E, F, G	E1 7824600.4
RIGHT TO CONVEY TELECOMMUNICATION IN GROSS	A, B, C, E, F, G	E1 7836641.1


DISCLAIMER


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ADDRESS		67 KING ROAD, MANGAWHAI
CLIENT / APPLICANT		B & C FAMILY TRUST
PROPOSAL		
PROPOSED SUBDIVISION OF LOT 4 DP 386848 (CT 347711) AT 67 KING ROAD, MANGAWHAI		

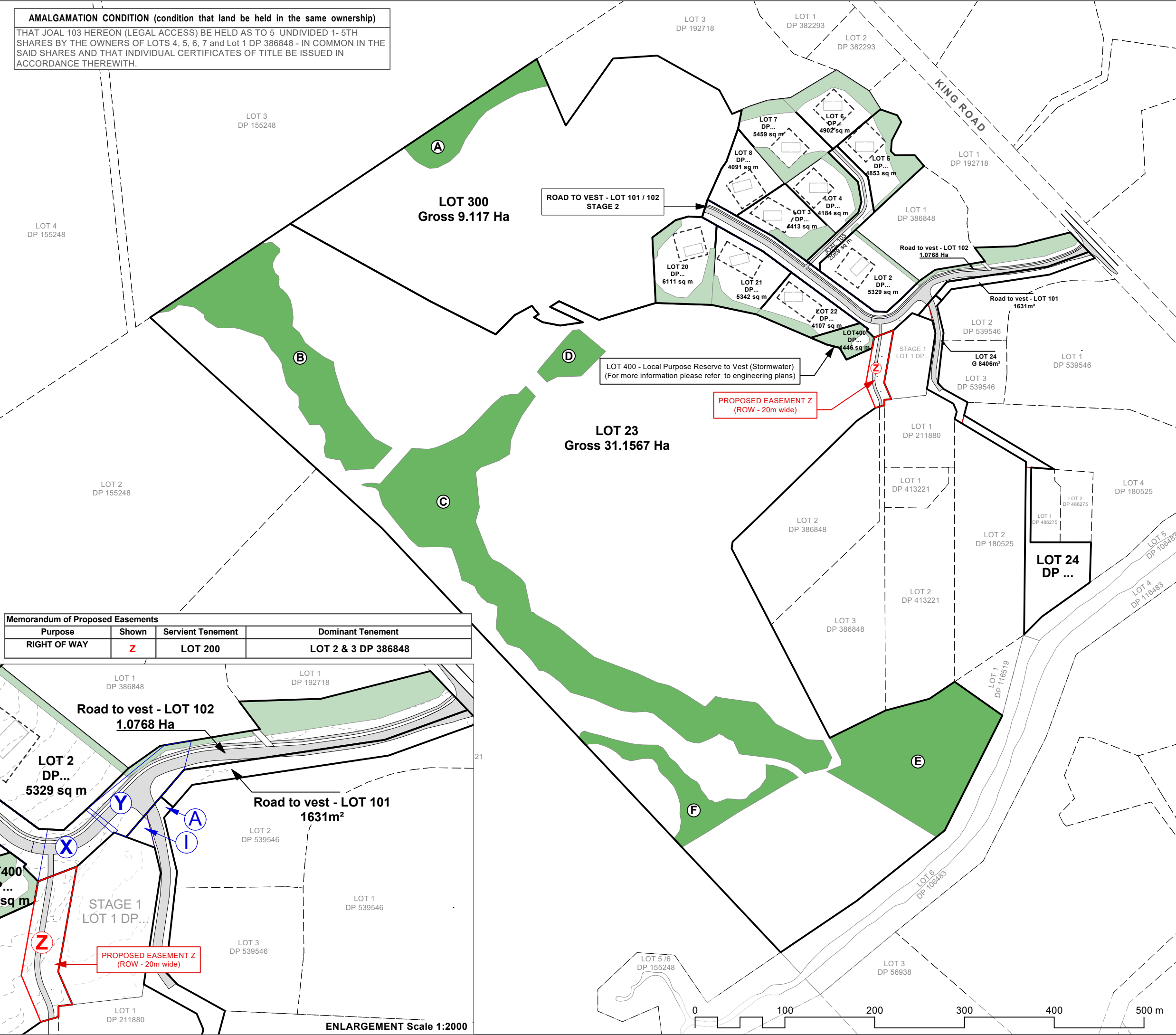
CT #	347711	SITE AREA	46.9967 Ha
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SCHEME PLAN STAGE 1



SCALE 1:4000	SHEET SIZE A3
ALL DRAWINGS ARE THE PROPERTY & COPYRIGHT OF DREAM PLANNING	DRAWN BY EE
	REF / VERSION # DPS19203 - SC RM200114
	DATE 03 / 12 / 2021
	SHEET 3.0

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AMALGAMATION CONDITION (condition that land be held in the same ownership)
THAT JOAL 103 HEREON (LEGAL ACCESS) BE HELD AS TO 5 UNDIVIDED 1- 5TH SHARES BY THE OWNERS OF LOTS 4, 5, 6, 7 and Lot 1 DP 386848 - IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

KEY	
	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	NEIGHBOURING PROPERTY BOUNDARIES
	EXISTING EASEMENT
	EXISTING CONTOURLINES 1M INTERVAL

	PROPOSED PLANTING PROTECTED BY WAY OF CONSENT NOTICE
	PROPOSED CONSERVATION COVENANT A-F

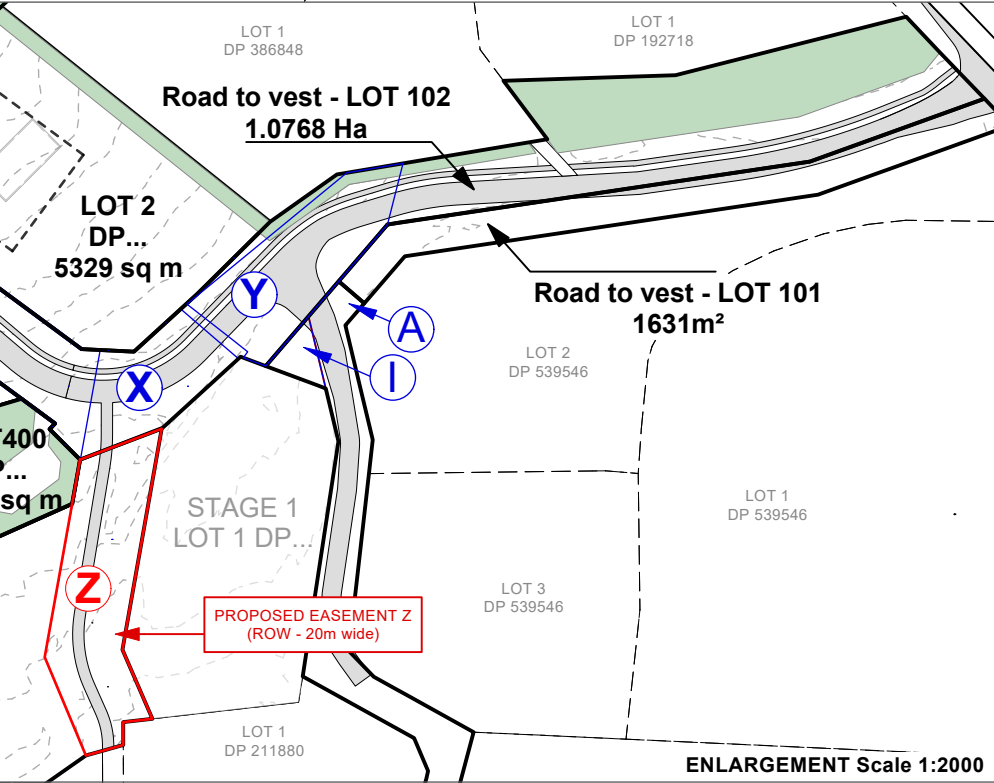
PROPOSED CONSERVATION COVENANT AREAS		
Total Area		8.616 Ha
LOT	Area	
LOT 15 DP ...	A	4762 m²
LOT 23 DP ...	B	15980 m²
LOT 23 DP ...	C	34694 m²
LOT 23 DP ...	D	2364 m²
LOT 23 DP ...	E	18788 m²
LOT 23 DP ...	F	6028 m²

**AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department**

**RESOURCE CONSENT
RM200114**

17/12/2021 ddaly

Memorandum of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY	Z	LOT 200	LOT 2 & 3 DP 386848



Existing Easements A, B, C, E, F, G DP 386848
Area within LOT 101 (to vest) will need to be surrendered
Areas within LOT 200 will need to remain

Existing Easements A, I, F DP 486275
Area within LOT 102 (to vest) will need to be surrendered
Areas within LOT 24 will need to remain

Existing Easements X,Y DP ...
Area within LOT 102 (to vest) will need to be surrendered

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ADDRESS	67 KING ROAD, MANGAWHAI	
CLIENT / APPLICANT	B & C FAMILY TRUST	
PROPOSAL	SUBDIVISION OF LOT 200 DP ... & LOT 3 DP 486275 67 KING ROAD, MANGAWHAI	
CT #	347711	SITE AREA 46.9967 Ha

SCHEME PLAN STAGE 2

SCALE 1:4000

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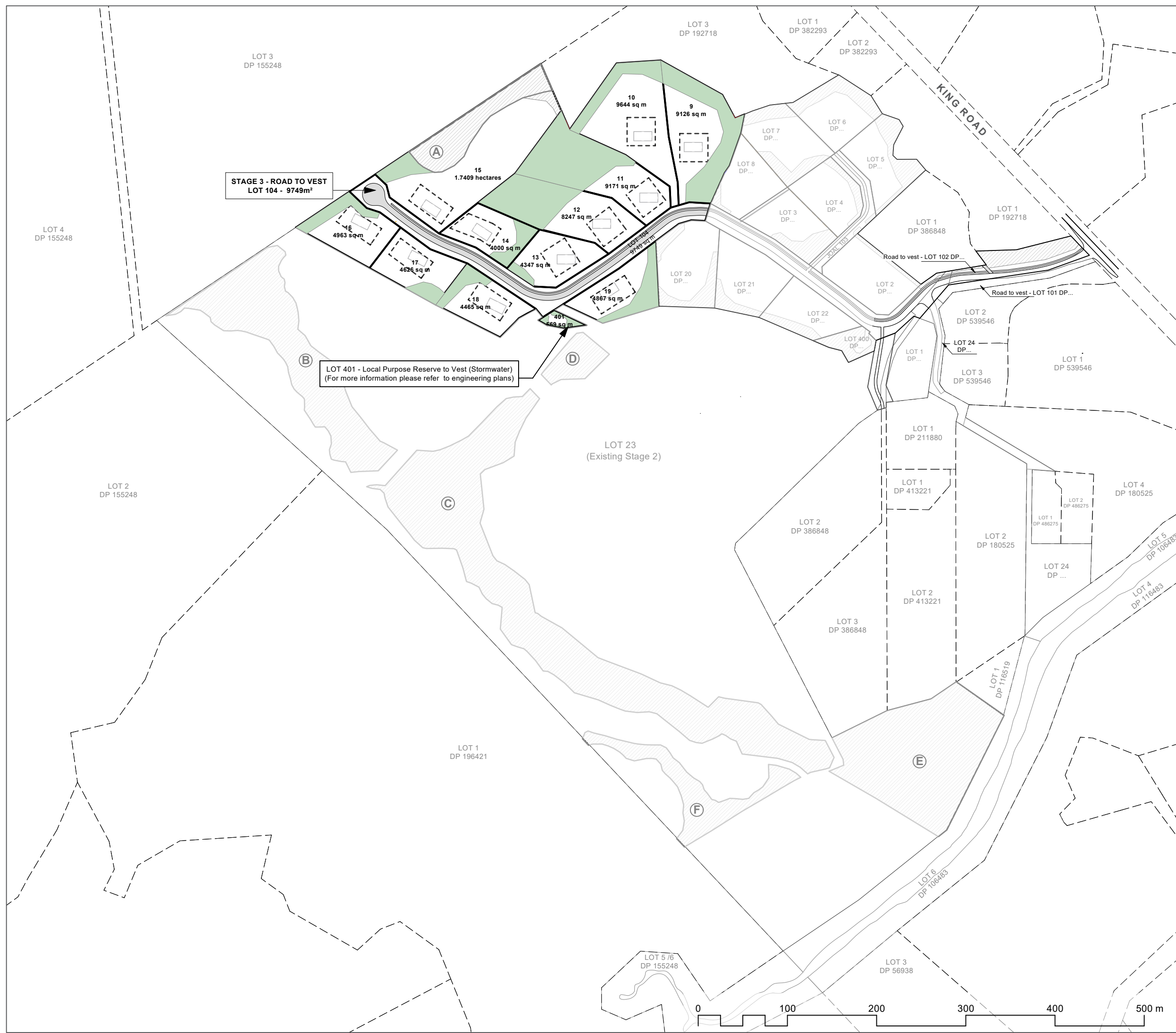
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REF / VERSION #
DPS19203 - SC RM200114

DATE
03 / 12 / 2021

SHEET
3.1



EXISTING BOUNDARY

PROPOSED BOUNDARY

NEIGHBOURING PROPERTY BOUNDARIES

EXISTING EASEMENT

EXISTING CONTOURLINES 1M INTERVAL

PROPOSED PLANTING PROTECTED BY WAY OF CONSENT NOTICE

EXISTING CONSERVATION COVENANT A-F & PROTECTED PLANTING BY WAY OF CONSENT NOTICE

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM200114

17/12/2021 ddaly

DISCLAIMER

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ADDRESS

67 KING ROAD, MANGAWHAI

CLIENT / APPLICANT

B & C FAMILY TRUST

PROPOSAL

SUBDIVISION OF LOT 300 DP ...
67 KING ROAD, MANGAWHAI

CT #

347711

SITE AREA

46.9967 Ha

SCHEME PLAN STAGE 3

SCALE 1:4000

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SHEET SIZE

A3

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DATE

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SHEET

3.2

dream-inc.co.nz | 4 WOOD ST | MANGAWHAI HEADS



LEGEND

PROPOSED CONSERVATION COVENANT AREAS		
Total Area		8.616 Ha
LOT		Area
LOT 15 DP ...	A	4762 m²
LOT 23 DP ...	B	15980 m²
LOT 23 DP ...	C	34694 m²
LOT 23 DP ...	D	2364 m²
LOT 23 DP ...	E	18788 m²
LOT 23 DP ...	F	6028 m²

AMENITY ENHANCEMENT PLANTING	
Total Area	3.7289 Ha

STORMWATER POND PLANTING	
Approx Area 2015m² Detailed design to be undertaken as a condition of consent following engineering design	

	Existing Contourlines 1m Interval
	Proposed Boundary
	Neighbouring Property Boundaries
	Building Envelope 1000m²

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM200114

17/12/2021 ddaly

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ADDRESS
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CLIENT / APPLICANT
B & C FAMILY TRUST

PROPOSAL
SUBDIVISION OF LOT 4 DP 386848 &
LOT 3 DP 486275
67 KING ROAD, MANGAWHAI

CT #	347711	SITE AREA	46.9967 Ha
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LANDSCAPE PLAN



SCALE 1:4000

SHEET SIZE
A3

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REF / VERSION #

DPS19203 - LA
RM200114

DATE
03 / 12 / 2021

SHEET

4.0



LEGEND

PROPOSED CONSERVATION COVENANT AREAS			STORMWATER POND PLANTING Approx Area 2015m ² Detailed design to be undertaken by way of condition of consent following engineering design
Total Area		8.616 Ha	
LOT		Area	Existing Contourlines 1m Interval Proposed Boundary Neighbouring Property Boundaries Building Envelope 1000m ²
LOT 15 DP ...	A	4762 m ²	
LOT 23 DP ...	B	15980 m ²	
LOT 23 DP ...	C	34694 m ²	
LOT 23 DP ...	D	2364 m ²	
LOT 23 DP ...	E	18788 m ²	
LOT 23 DP ...	F	6028 m ²	
AMENITY ENHANCEMENT PLANTING Total Area 3.7289 Ha			

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PROPOSAL SUBDIVISION OF LOT 4 DP 386848 & LOT 3 DP 486275 67 KING ROAD, MANGAWHAI	
CT # 347711	SITE AREA 46.9967 Ha
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DETAILED LANDSCAPE PLAN

SCALE 1:2500

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SHEET SIZE
A3

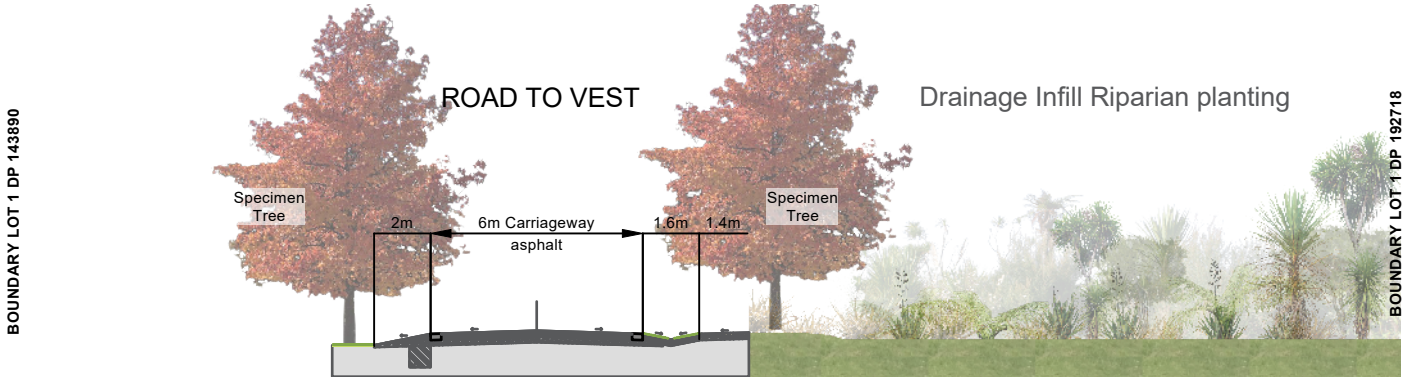
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LANDSCAPE PLAN SHOWING NEW ACCESS CROSSING
SCALE: 1:750 @ A3



TYPICAL CROSS SECTION
Scale 1:200



Pin Oak / *Quercus palustris*



Sweet Gum / *Liquidambar*



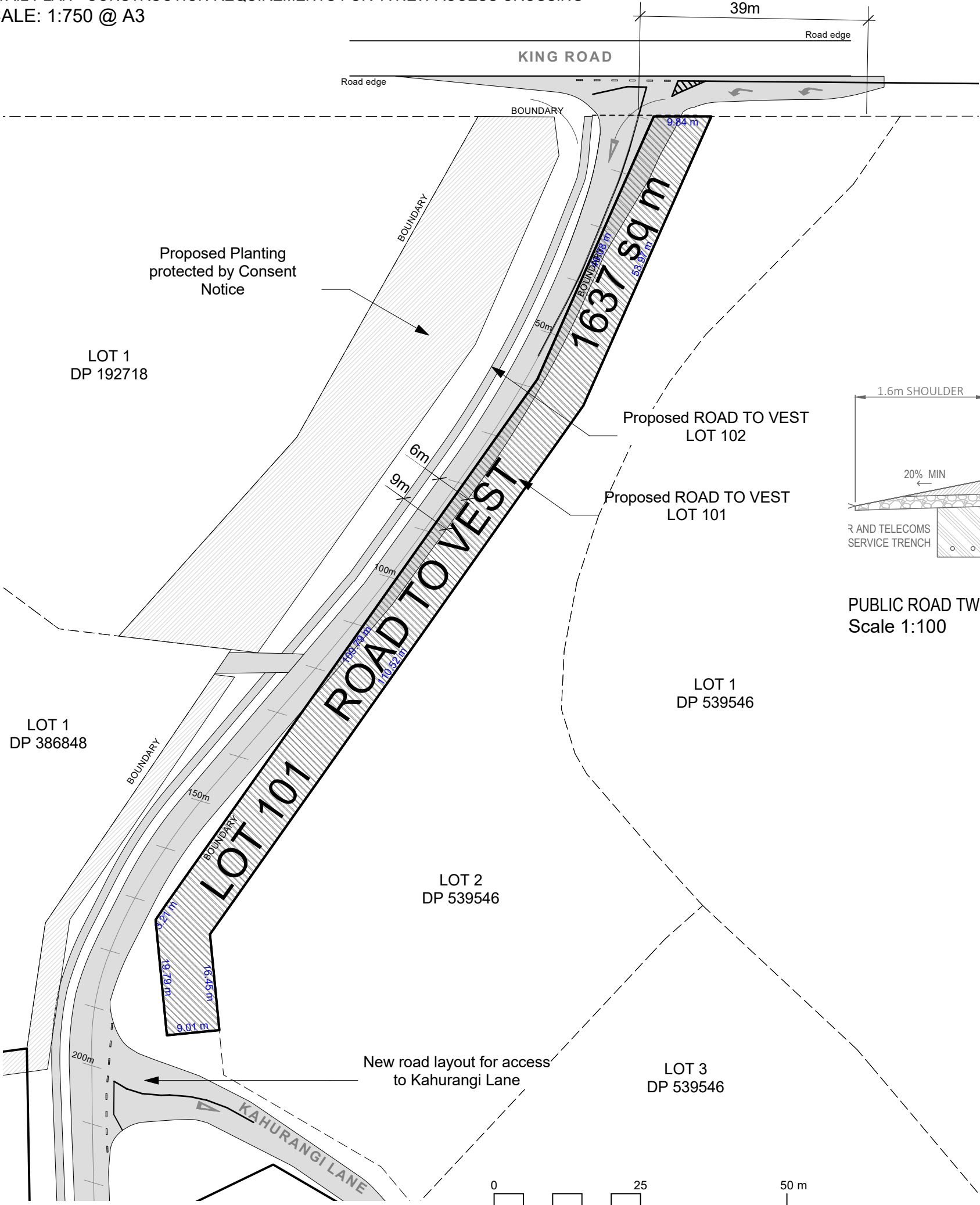
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PROPOSAL	SUBDIVISION OF LOT 4 DP 386848 & LOT 3 DP 486275 67 KING ROAD, MANGAWHAI
CT #	347711
SITE AREA	46.9967 Ha
ENTRANCE LANDSCAPE DESIGN	
SCALE @ A3	SHEET SIZE A3
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DREAM PLANNING	REF / VERSION # DPS19203- ENG RM200114
	DATE 03 / 12 / 2021
	SHEET 4.2
dream-inc.co.nz 4 WOOD ST MANGAWHAI HEADS	

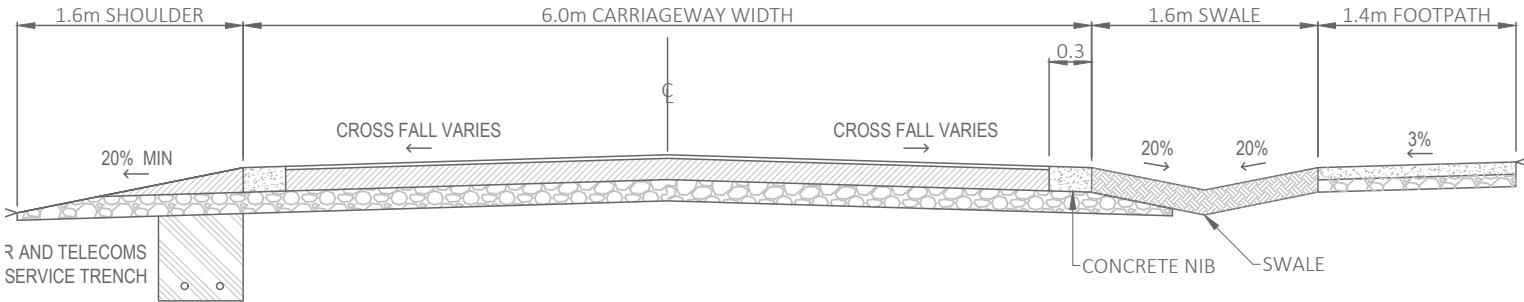
DETAIL PLAN - CONSTRUCTION REQUIREMENTS FOR A NEW ACCESS CROSSING
SCALE: 1:750 @ A3



AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

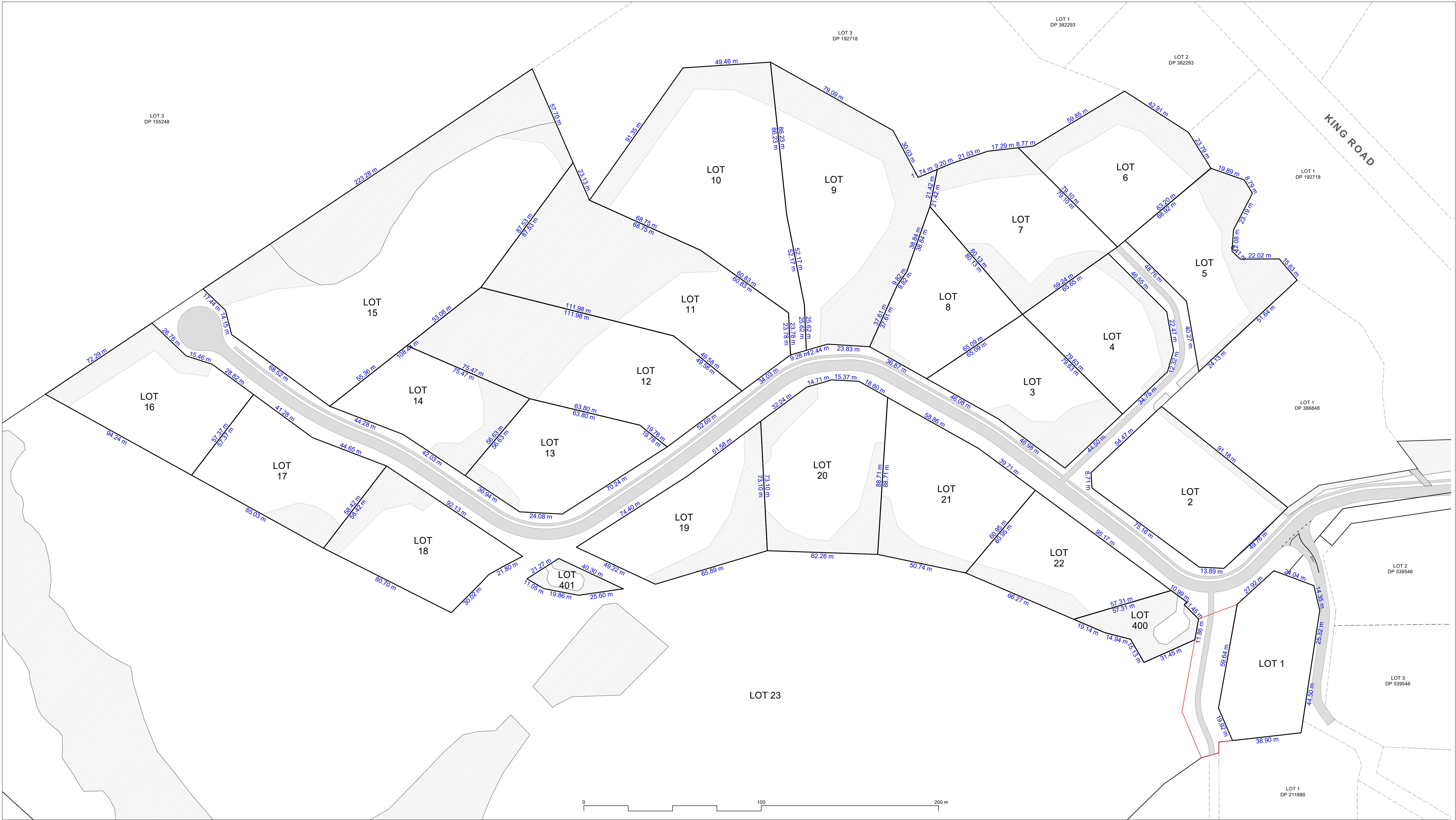
RESOURCE CONSENT
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PUBLIC ROAD TWO WAY CROSS SECTION
Scale 1:100

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ADDRESS	67 KING ROAD, MANGAWHAI
CLIENT / APPLICANT	B & C FAMILY TRUST
PROPOSAL	SUBDIVISION OF LOT 4 DP 386848 & LOT 3 DP 486275 67 KING ROAD, MANGAWHAI
CT #	347711
SITE AREA	46.9967 Ha
ACCESS ROAD & CONNECTION TO KAHURANGI LANE	
SCALE 1:750 / 100 @ A3	
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DREAM PLANNING	
dream-inc.co.nz 4 WOOD ST MANGAWHAI HEADS	
SHEET SIZE	A3
DRAWN BY	EE
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DATE	03 / 12 / 2021
SHEET	5.0



LEGEND

Proposed Lot Boundary

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ADDRESS
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PROPOSAL
SUBDIVISION OF LOT 4 DP 386848 &
LOT 3 DP 486275
67 KING ROAD, MANGAWHAI

CT # 347711 SITE AREA 46.9967 Ha

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LOT DIMENSIONS

SCALE 1:1000 @ A1

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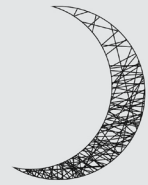
SHEET SIZE
A3

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DPS19203 - DIM
RM200114

DATE
03 / 12 / 2021

SHEET
6.0



DREAM
PLANNING

30 July 2020

Attn: Paul Waanders
Planning Manager
Kaipara District Council
Private Bag 1001
Dargaville

Dear Paul,

SUBMISSION – DRAFT MANGAWHAI SPATIAL PLAN – NELDER FARMS

INTRODUCTION

Nelder Farms has approached Dream Planning Limited to consider the implications of the Draft Mangawhai Spatial Plan as it relates to their overall farming property situated at King Road, Mangawhai. Nelder Farms has completed the formal Council Survey and this document has been prepared as supplementary in support of this.

The overall farm is comprised of 6 certificate of titles and is one of the largest remaining farming units within the Mangawhai catchment and totals 275.6778 Ha. Figure 1 below identifies the overall farming unit and provides context in terms of its relationship to surrounding rural residential development and northern Mangawhai area in general. The farm is currently a working dairy and beef unit with approximately 500 head of cattle. Nelder Farms contribute rates to Council of over \$500 per week. The value of the land is largely based on development capability and this influences the high cost of rates.

As detailed, the site is one of the last remaining productive farms and contains large areas of open space/ pasture while it is surrounded by large pockets of rural residential development. The surrounding pockets of rural residential development is the product of historic development patterns which has largely resulted from farms being subdivided into 10 acre blocks with subsequent and further rural residential type development and fragmentation in accordance with the 'Small Lot Development' and 'Environmental Benefit Provisions' under the Operative District Plan.

PH 09 431 4568
FX 09 431 4569

P.O. BOX 123 MANGAWHAI 0540

WWW.DREAMINC.CO.NZ

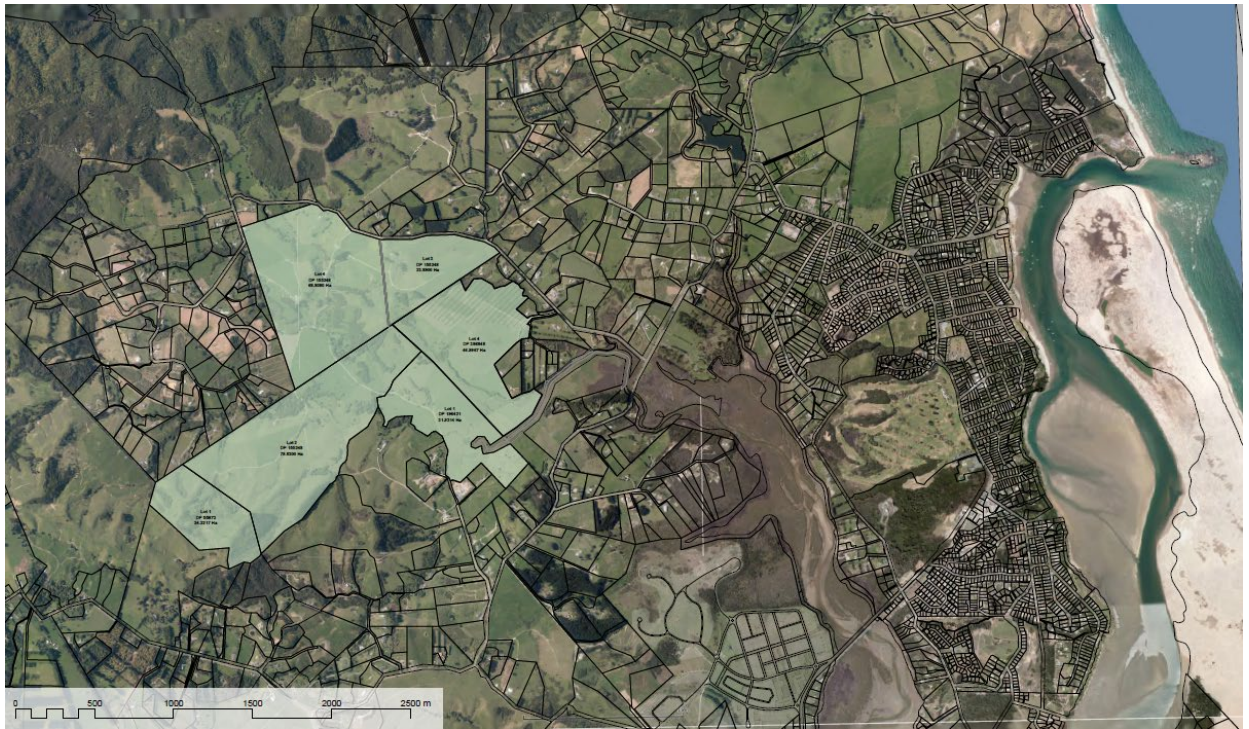


Figure 1 – Map and Context Plan

While Nelder Farms commend the work that has been undertaken and is overall in support of the direction and vision of the Spatial Plan (please refer to the survey submission completed by Nelder Farms), there are some key areas of contention that relate to the farm and the potential implications associated with the preferred options presented.

The Draft Spatial Plan, in its current form, has the potential to diminish the property owners land rights and development capability well beyond those which currently exist in terms of statutory framework. It will also restrict the opportunity for other positive outcomes which wouldn't be possible without development opportunity.

DRAFT MANAGAWHAI SPATIAL PLAN

Under the Draft Spatial Plan and preferred Growth Options, the Nelder Farm sits outside of any of specific options provided and has been identified under Appendix D as being a combination of both 'Moderate Rural Character' and 'High Rural Character'. The farm is situated within areas G and H on Page A-H of the Draft Spatial Plan.

The areas 'Moderate Rural Character' and 'High Rural Character' are described under the Spatial Plan as follows:

"These areas contain high value soils for rural production, horticultural and agricultural land use as well as significant ecological and amenity values that offers unbroken rural views through to the Brynderwyn ranges, maintaining the rural character and landscape. As viewed from Cove Road and Mangawhai-Kaiwaka Road drivers experience rural vistas through to the ranges which is viewed as a culturally significant and defining feature of the Mangawhai Spiritual personality and has high impact on incoming tourists. Note: Council reinforce the establishment of an urban growth boundary which clearly defines the extent of lifestyle and urban spaces, whilst maintaining the countryside aesthetic.

As detailed, there are some key areas of contention that relate to the farm and the potential implications associated with the preferred option (Option 6). Firstly, the site does not contain

high value soils for rural production, and this is confirmed by way of the Land Use Capability Assessment that was recently undertaken by AgFirst Northland Ltd. A copy of this assessment is attached as Appendix 1 and is contrary to the assessment provided in the Draft Spatial Plan and as quoted above. Therefore, Nelder Farms disagrees that the property contains high value soils for rural production, horticultural and agricultural land use.

Also and as a general observation and assessment, much of the desktop analysis represents inaccurate desktop assessment and land use capability analysis. If this analysis is to inform future development and growth then this is of concern.

Secondly, it is considered that the property owners rights should not be completely eroded/ sacrificed by the Council to provide tourists with rural vistas from Cove Road and local residents and members of the community with a preserved countryside view at the expense of the landowner and their land and development opportunities.

While Nelder Farms agrees with a number of the findings of the Draft Spatial Plan, it disagrees that the farm should be completely ring fenced from future and potential development opportunity largely on the basis that the landowner has not already developed the farm and the Council has decided that this one should now be forfeited.

OPPORTUNITIES/ OUTCOMES SOUGHT

Given the size and scale of the overall farm, it is considered that development opportunities and the outcomes that could be derived from it should not be completely overlooked as they are in accordance with the current recommendations of the Draft Spatial Plan.

Nelder Farms currently has a resource consent application with the Kaipara District Council. This application involves one of the 6 existing Certificate of Titles and is being developed in accordance with the 'Integrated Development Provision' under the Operative District Plan. A copy of the Concept Plan for this development is attached as Appendix 2.

This 'Cluster' or 'Hamlet' styled approach to the development design and layout provides for a consolidated rural residential cluster of allotments ensuring that the bulk of the property can be retained as open space (protecting countryside aesthetics) and importantly a productive farm lot with the proposed residential lots offering a range of sizes between 4,018m² and 1.7593 Ha. The proposal also involves protection of the significant natural area (determined by ecological survey results) with proposed rehabilitation, revegetation (using eco-sourced plants) and expansion of buffers and corridor linkages throughout the catchment feature. This includes an area of nature conservation value (approximately 8.3458 Ha) substantially in the form of wetland areas and bush providing for principles associated with Integrated Catchment Management.

It is considered that the current proposal represents a high-quality approach to the development of the land encouraged through the 'Integrated Development' provision providing for a combination/ integration of:

- Rural Residential / Lifestyle Living
- Valued Natural Areas (Ecology) - Conservation and enhancement of natural features of ecological and landscape significance
- Preservation of Productive Farmland and also Countryside Aesthetics

The development design for this proposal facilitated under the 'Integrated Development' provision is considered a positive departure away from 'traditional' rural type subdivision design and development in the district and one that positively influences the proposed development.

Based on the above, it is considered that the Spatial Plan process should not exclude further development opportunities for large farms associated with provisions such as the 'Integrated Development Provision' under the Operative Plan or similar styled development such as 'Hamlet Conservation' type developments.

The following map (figure 2) roughly identifies parts of the overall farm which could be suitable for:

- Integrated Development ('Operative Plan')
- Hamlet Conservation Type Development
- Lifestyle Lot with Opportunity for Equestrian Activity



Figure 2 – Illustrates pockets for development opportunities described above. Balance areas would be subject to Ecological preservation and enhancement and rural production (with countryside aesthetic protection).

SUMMARY

Based on the above it is considered that Council should not preclude the subject site from future development opportunity and the benefits and outcomes that could be derived from it.

It is requested that the Council engage directly with Nelder Farms to gain a better understanding of current land use capability and future and appropriate development opportunities.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jackson Worsfold', with a long, sweeping underline.

Jackson Worsfold

Planner on behalf of Nelder Farms

Attention: Jackson Worsfold

Phone: (09) 431 4568

Email: jacksonw@dream-inc.co.nz

Appendix 1



Independent
Agriculture
& Horticulture
Consultant
Network

Land Use Capability Report

Prepared for
B Nelder
57 Kings Rd, Mangawhai

Kim Robinson and Bob Cathcart
10 March 2020

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1.0 SUMMARY

- The property owned by Mr B Nelder at 67 Kings Rd was assessed for land use capability and productivity.
- Mr Nelder is investigating the subdivision of a portion of his 47 ha dairy support block into a number of smaller lifestyle sections, leaving approximately 33 ha in pasture.
- The main soil types on the property belong to the Puhoi and Whareora Suites, typically wet in winter and very dry in summer due to a shallow podzolized pan restricting drainage and water holding capacity.
- The property is of moderate productivity in terms of pastoral grazing, with challenging soils typical of large areas of Northland. Although there are some olives and grapes grown on lifestyle blocks nearby, the size of this property is not large enough to render these operations viable as a standalone business.

2.0 BACKGROUND

The property is currently operating as a support block for the land owner's neighbouring dairy farm. Dairy replacement heifers and dry cows are grazed here on a simple pasture based rotational grazing system. Pastures are kikuyu dominant with some ryegrass. The area has been in this type of pasture for the last 30 years or more. I understand from the current owner that standard superphosphate type fertiliser has been applied over this time. Current kikuyu management follows good practice guidelines of mulching and oversowing in autumn. Some forage cropping and regrassing has also occurred in the past.

3.0 DESCRIPTION OF LAND

3.1 Soils

Soil maps and photos are included in the Appendix.

3.1.1 *Geology and Landform*

Mangawhai is at the northernmost end of the Waitemata sandstone beds which underly the hill country between the southern side of the Brynderwyn Range and Waitemata Harbour. The sediment from which these beds were formed eroded off what is now Northland and South Auckland during and following a period andesitic volcanic activity in Northland and the Waitakere Ranges, and was deposited and compacted in a deep basin, along with sediment from sedimentary and volcanic rocks which formed the Northland Allochthon. The sandstone is in 2 to 10 or more metre bands, often with significant differences in texture and colour between the bands. Evidence of andesitic material in the sandstone appears as red weathering of some of the soil types that have developed on the Waitemata sandstones.

While there are some large slump movements on steeper country south of Dome Valley, the land is relatively stable in this northern area.

Softer rocks in remnants of the Northland Allochthon and deposits of volcanic (rhyolitic) ash from Central North Island volcanic eruptions have mixed with the Waitemata sandstones in

the Mangawhai Harbour catchment to creates a rather subdued landscape, low, gently rolling ridges with broader tops and swampy valley bottoms.

The valleys in this areas have also been infilled with greywacke sediment, including gravel, from the steeper southern or scarp face of the greywacke fault block which forms the Brynderwyn Range, from Cattle Mount, an eroded dacite volcanic cone on the southern side of the Brynderwyns and Tara, a nearby basaltic lava cone.

Fluctuating sea levels have created raised terraces of cemented sand around the harbour, which in some places have supported kauri forest and formed One Tree Point soils and in other places, have been topped with sediment and formed podzolised Kara soils. Small pockets of peat have developed in some of the tributary valleys.

3.1.2 Soil Types

Soils types shown on the map in Appendix 1 include:

Puhoi Suite on banded sandstone

WA Warkworth clay and silty clay loam

MV Mahurangi fine sandy loam

Whareora Suite on alluvium from sedimentary rocks

WFm Whakapara mottled clay loam

KR Kara silt loam

All the hill country on the property has soils of the Puhoi Suite (Taylor⁽¹⁾), developed on banded sandstone under broadleaf-podocarp and kauri forest. At a scale of 1:63,360 (one inch: 1 mile), they have been mapped as MV (Mahurangi fine sandy loam), a weakly to moderately podzolised Yellow Brown Earth, plus WA, (Warkworth clay and silty clay loam) a strongly leached and weakly podzolised Yellow Brown Earth. This indicates that at that scale of mapping, there were at least two main soil types within the map polygon. More detailed mapping would most probably identify a mosaic of these two soil types plus other younger and older soils.

If mapped at a paddock scale or at a horticultural scale (1:500) there will probably be the full range of named soil types within that soil suite (family of soils formed on the same parent material). Steep hillsides, where natural erosion, which goes on all the time, is exposing new bedrocks for fungi and bacteria to work on, will have the youngest soils (Warkworth clay and sandy clay loam) with some extremely steep faces having less mature soils. The original bush cover would have been a mix of broadleaf and podocarp forest, with some kauri.

Ridge tops and easier upland areas will have the next youngest soils but even here in the drier parts there will be a mosaic of soils, even some patches of podzolised material. Kauri would have been more common on these upper slopes and would have podzolised patches of soil.

Foot slope areas and the flats immediately out from the foot of the hill will have higher nutrients levels, as nutrients and faecal matter are washed down and are deposited on these flats. Plants demanding more fertility would have thrived in these nutrient-rich sites. Further out on the flats, soils not subject to periodic flooding would have become podzolised. Younger soils would have suited puriri, totara and other large trees but most of the higher flats and terraces under a dense kauri forest cover would have podzolised to form Kara silt loam (KR).

Lower floodplains and strips of alluvial soil along riverbanks have Whakapara mottled clay loam soils (WFm), a heavy soil with a fluctuating watertable, high during winter, and dropping with the soil cracking in summer. On this property, this soil type appears to be mainly within the riparian strips bordering the stream.

3.2 Land Use Capability Classes

The mix of Mahurangi and Warkworth soils is assessed in the NZ Land Resource Inventory⁽²⁾ as Class 4e5. On a more detailed mapping scale, there may well be some steeper slopes that would be assessed as Class 5e (a new LUC Unit) and some easier slopes class 3e3. Any steeper slopes, greater than 20°, would be Class 6e1. The terraces with Kara soils have been assessed as Class 4s4.

These soils have severe limitations to arable use due to their risk of erosion after cultivation and their shallow impermeable pan causing excessive wetness.

There is a full description of each of these units in Harmsworth⁽³⁾.

4.0 POTENTIAL LAND USES ON THESE SOIL TYPES

Warkworth and Mahurangi are heavy clay soils which are moderately productive in pastoral farming. The shallow pan (Photo 1. Appendix) means the soils can be very wet in winter and dry in summer and require careful management. The land is typical of much of Northland drystock land and is not particularly valuable from a pastoral farming aspect.

Some are being successfully used for olive growing and vineyards, with the occasional apple orchard, around Mangawhai and Mahurangi-Matakana. All these crops would require irrigation but are not big water users.

Infrastructure is in place within or near to the district for managing and processing both grapes and olives. The size of this property and the soil types involved, however, would put these land uses in the 'lifestyle' class, rather than economic commercial units. It would require a number of adjoining similar sized units, managed under some joint venture arrangement with a commercial grower to create a fully commercial orchard/vineyard venture.

The easier country, Class 3e and 4 is suited to the occasional maize or root crop, as is the area of flat Class 4s4 Kara soils, which does not flood.

The Kara soils are not suited to horticulture, being too wet in winter and having very poor structure. Because they are wet through winter and spring, maize crops would need to be short season varieties and the crop grown for silage, not grain.

The narrow strips of alluvial Whakapara soils are similarly unsuited to horticulture but when planted with riparian and wetland species, act as very effective nutrient and sediment filters.

4.1 PROTECTION OF ELITE OR PRIME SOILS

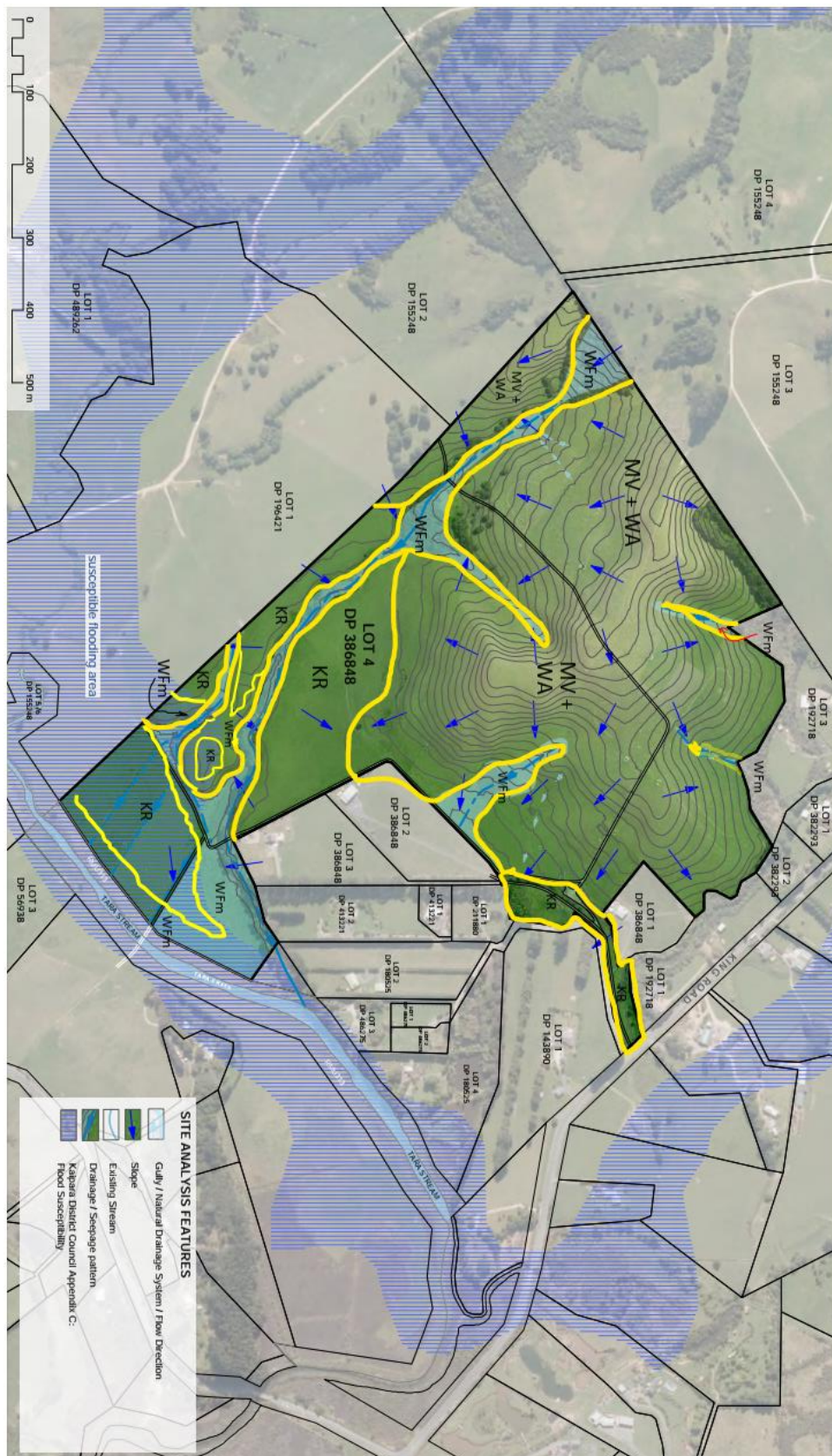
None of the soils on this property are considered 'elite', 'prime' or 'highly versatile soils' which should be protected for horticulture or growing food. As noted under **Land Use Capability**, above, some of the easier and less podzolised gently rolling land may be assessed as Class 3e3, but the majority of the land is Class 4, marginally suited to growing a limited range of horticultural crops. Elite or highly versatile soils are, by definition, Class 1 or Class 2 and suited to year-round production of a wide range of horticultural, arable or vegetable crops.

5.0 REFERENCES

1. Sutherland, C.F., Cox, J.E., Taylor N.H., Wright, A.C.S. 1980: Soil map of Hukerenui - Whangarei area (sheets Q06/07 and Pt R06/07), North Island, New Zealand. N.Z. Soil Bureau Map 187.
2. NZLRI (New Zealand Land Resource Inventory), Landcare Research - Manaaki Whenua, Lincoln, New Zealand [<https://iris.scinfo.org.nz/layer/76-nzlri-land-use-capability/>]
3. Harmsworth, G.R. 1996. Land Use Capability classification of the Northland region. A report to accompany the second edition (1:50,000) NZLRI worksheets. Landcare Research Science Series 9. Lincoln, Manaaki Whenua Press, 269p.

6.0 APPENDIX

6.1 Soil Map



6.2 Photos

Photo 1. Profile of Puhoi Soils showing poor structure and shallow pan



Photo 2. Yearling heifers grazing on flatter areas



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Appendix 2





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
 CONSERVATION COVENANT AREA
Total Area 8.3458 Ha


 AMENITY ENHANCEMENT PLANTING
Total Area 3.8278 Ha

 STORMWATER POND PLANTING
Approx Area 2007m²
Detailed design to be undertaken as a condition of consent following engineering design

 Existing Contourlines 1m Interval

 Proposed Boundary

 Neighbouring Property Boundaries

 Building Envelope 1000m²

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ADDRESS

67 KING ROAD, MANGAWHAI

CLIENT / APPLICANT

B & C FAMILY TRUST

PROPOSAL

PROPOSED SUBDIVISION OF
LOT 4 DP 386848 (CT 347711) AT
67 KING ROAD, MANGAWHAI


CT #

347711

SITE AREA

46.9967 Ha

LANDSCAPE PLAN




SCALE 1:4000

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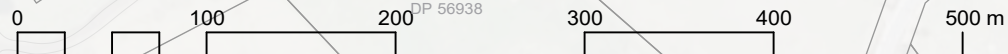
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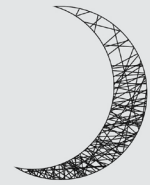
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SUBMISSION - EXPOSURE DISTRICT PLAN

To: Kaipara District Council – council@kaipara.co.nz and
districtplanreview@kaipara.govt.nz

Submitter: Nelder Farms Limited
C/o Bruce Nelder
brucenelder@gmail.com

Address for Service: Dream Planning Ltd (C/o - Jackson Worsfold)
(09) 431 4568 jacksonw@dream-inc.co.nz

1. Background/ Context

Nelder Farms Limited ('Nelder Farms') is situated off King Road and is comprised in 6 certificate of titles (Lot 4 DP 155248, Lot 4 DP 386848, Lot 1 DP 196421, Lot 2 DP 155248, Lot 1 DP 55872). It is one of the largest remaining farming units (dairy and beef) within the Mangawhai catchment and totals 275.6778 Ha in area.



Figure 1: Nelder Farms

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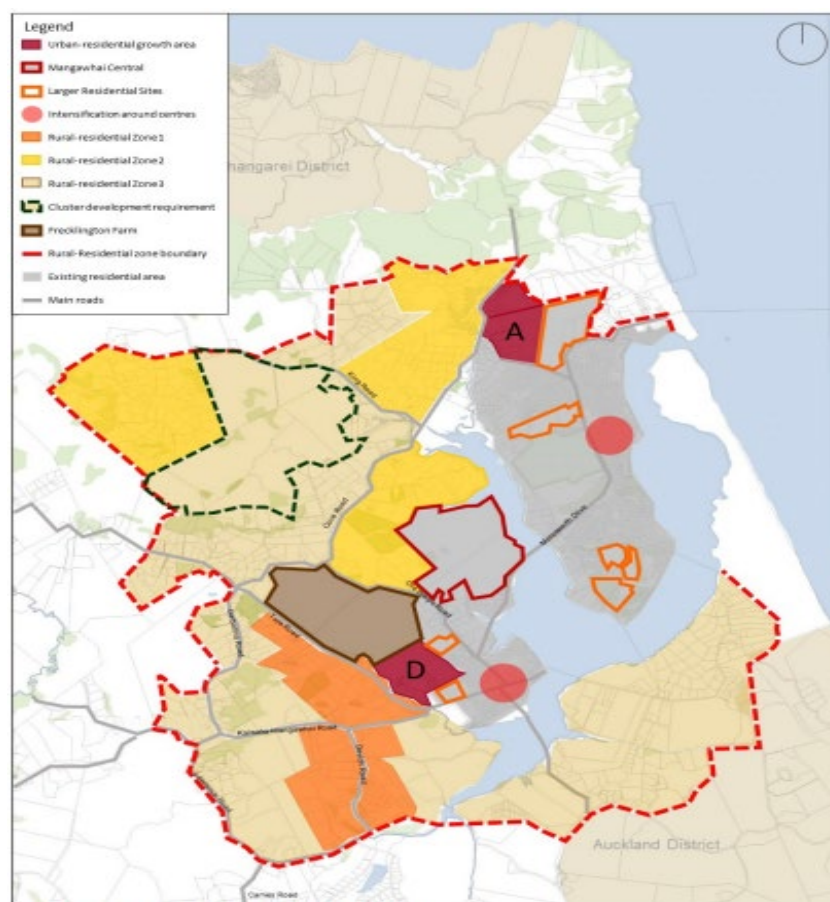
Dream Planning previously prepared feedback on the Draft Spatial Plan on behalf of Nelder Farms. The submission on the Draft Spatial Plan (attached) questioned the desktop analysis which presented inaccurate desktop assessment and land use capability analysis. The suggested zoning essentially precluded any further development ability even though the site is strategically located in relation to the town of Mangawhai and is surrounded by small lifestyle blocks which have resulted from fragmented development under the two previous District Plans.

It was our submission that development should not be excluded but rather provided for through specific Hamlet/ Cluster styled development where:

- Clustered and contained residential/ rural residential type is provided
- Large areas of Rural productive and open space land are provided for
- Meaningful Ecological Benefits and Environmental Benefits (including Integrated Catchment Management) are secured

As a result of feedback/ consultation and our client's engagement with Councils Policy Team, the Council, when adopting the Mangawhai Spatial Plan ('MSP'), adjusted Option 6 (preferred Growth Option) in relation to our client's land. This is detailed on page 29 of the adopted MSP and described as follows:

"The area immediately south of King Road is now included in Rural Residential Zone 3, but with special requirements for clustered development to facilitate ecological corridors and ensure appropriate visual impacts."



ABOVE FIG. 3-4-5: Preferred growth option

Figure 2: Preferred Growth Option 6 from Page 29 of the adopted MSP showing our clients land as Rural Residential 3 but with 'clustered development requirement'. Our clients farm is circled in Green.

2. Exposure District Plan

As part of the Exposure Plan, Nelder Farms has been zoned General Rural and the specific recommendations for the site contained under the MSP in terms of preferred Growth Option 6 (rural residential zone with clustered development requirement), have been disregarded. While the Exposure Plan proposed zoning does provide for development and further subdivision, the options provided do not provide for innovative clustered or hamlet styled development.

Subdivision development proposed for the zone is essentially limited to the minimum 20 Ha subdivision rule and Environmental Benefit rule. Based on the 20 Ha rule, the site could be subdivided while the Environmental Benefit Rule could also be utilised to further develop the site or 20 Ha sites once created.

As a general submission, it is considered that the Environmental Benefit Rule does not go far enough in that it does not allow for ecological enhancement by way of restorative revegetation where degraded land patterns such as drainage systems and eroding slopes can be enhanced and protected.

In terms of options provided under the Exposure Plan, it is considered that these have the potential to provide for fragmented development of large land parcels such as that of the submitter and will potentially erode the rural character and productive capability of the land.

Rather than a conventional approach to Rural, it is considered that the subdivision provisions for the Rural Zone should be broadened and options such as the Integrated Development Provision under the current District Plan should be reintroduced/ included but altered to provide for specific clustered and hamlet styled development. The option should only be available to larger land holdings where well planned and co-ordinated development can be demonstrated.

We consider such options for large strategic landholdings will provide an opportunity to contribute to the managed strategic growth of the district providing for choice in terms of living options but at the same time protecting rural productivity, character and amenity values and providing for meaningful ecological and environmental benefits. Clustered residential development should provide for a range of lot sizes (2500m² – 8000m²) to provide for choice while large balance areas should be restricted in terms of further subdivision potential.

3. Summary

Based on the above it is considered that Council should expand on the subdivision options available for the general rural zone providing for more innovative hamlet/ clustered styled development for large rural land holdings. Alternatively, the parts of the submitters land suitable for rural residential type development should be re-zoned accordingly.

The submitter has requested that we arrange a meeting with Councils Policy Team following the consideration of this submission.

Yours Sincerely

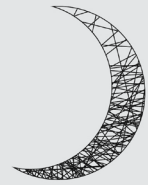
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Jackson Worsfold

Planner on behalf of Nelder Farms

Attention: Jackson Worsfold
Phone: (09) 431 4568
Email: jacksonw@dream-inc.co.nz

APPENDIX 1 – DRAFT SPATIAL PLAN SUBMISSION



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30 July 2020

Attn: Paul Waanders
Planning Manager
Kaipara District Council
Private Bag 1001
Dargaville

Dear Paul,

SUBMISSION – DRAFT MANGAWHAI SPATIAL PLAN – NELDER FARMS

INTRODUCTION

Nelder Farms has approached Dream Planning Limited to consider the implications of the Draft Mangawhai Spatial Plan as it relates to their overall farming property situated at King Road, Mangawhai. Nelder Farms has completed the formal Council Survey and this document has been prepared as supplementary in support of this.

The overall farm is comprised of 6 certificate of titles and is one of the largest remaining farming units within the Mangawhai catchment and totals 275.6778 Ha. Figure 1 below identifies the overall farming unit and provides context in terms of its relationship to surrounding rural residential development and northern Mangawhai area in general. The farm is currently a working dairy and beef unit with approximately 500 head of cattle. Nelder Farms contribute rates to Council of over \$500 per week. The value of the land is largely based on development capability and this influences the high cost of rates.

As detailed, the site is one of the last remaining productive farms and contains large areas of open space/ pasture while it is surrounded by large pockets of rural residential development. The surrounding pockets of rural residential development is the product of historic development patterns which has largely resulted from farms being subdivided into 10 acre blocks with subsequent and further rural residential type development and fragmentation in accordance with the 'Small Lot Development' and 'Environmental Benefit Provisions' under the Operative District Plan.

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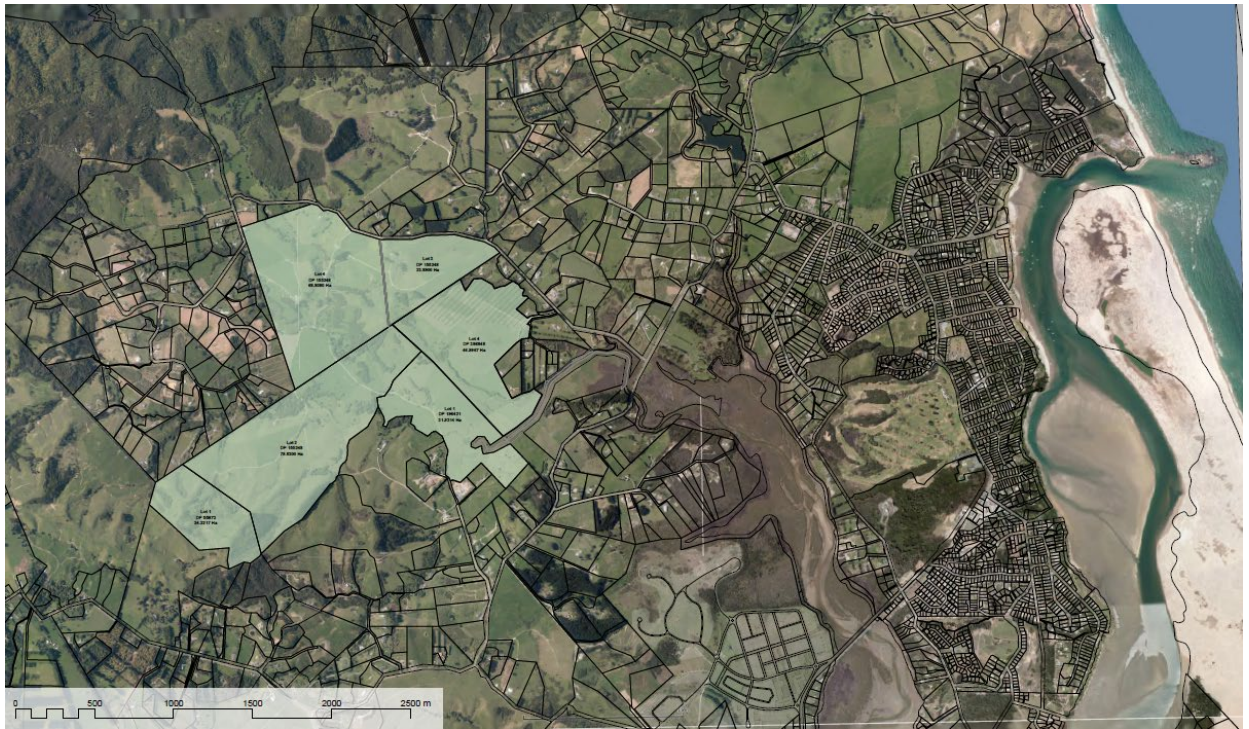


Figure 1 – Map and Context Plan

While Nelder Farms commend the work that has been undertaken and is overall in support of the direction and vision of the Spatial Plan (please refer to the survey submission completed by Nelder Farms), there are some key areas of contention that relate to the farm and the potential implications associated with the preferred options presented.

The Draft Spatial Plan, in its current form, has the potential to diminish the property owners land rights and development capability well beyond those which currently exist in terms of statutory framework. It will also restrict the opportunity for other positive outcomes which wouldn't be possible without development opportunity.

DRAFT MANAGAWHAI SPATIAL PLAN

Under the Draft Spatial Plan and preferred Growth Options, the Nelder Farm sits outside of any of specific options provided and has been identified under Appendix D as being a combination of both 'Moderate Rural Character' and 'High Rural Character'. The farm is situated within areas G and H on Page A-H of the Draft Spatial Plan.

The areas 'Moderate Rural Character' and 'High Rural Character' are described under the Spatial Plan as follows:

"These areas contain high value soils for rural production, horticultural and agricultural land use as well as significant ecological and amenity values that offers unbroken rural views through to the Brynderwyn ranges, maintaining the rural character and landscape. As viewed from Cove Road and Mangawhai-Kaiwaka Road drivers experience rural vistas through to the ranges which is viewed as a culturally significant and defining feature of the Mangawhai Spiritual personality and has high impact on incoming tourists. Note: Council reinforce the establishment of an urban growth boundary which clearly defines the extent of lifestyle and urban spaces, whilst maintaining the countryside aesthetic.

As detailed, there are some key areas of contention that relate to the farm and the potential implications associated with the preferred option (Option 6). Firstly, the site does not contain

high value soils for rural production, and this is confirmed by way of the Land Use Capability Assessment that was recently undertaken by AgFirst Northland Ltd. A copy of this assessment is attached as Appendix 1 and is contrary to the assessment provided in the Draft Spatial Plan and as quoted above. Therefore, Nelder Farms disagrees that the property contains high value soils for rural production, horticultural and agricultural land use.

Also and as a general observation and assessment, much of the desktop analysis represents inaccurate desktop assessment and land use capability analysis. If this analysis is to inform future development and growth then this is of concern.

Secondly, it is considered that the property owners rights should not be completely eroded/ sacrificed by the Council to provide tourists with rural vistas from Cove Road and local residents and members of the community with a preserved countryside view at the expense of the landowner and their land and development opportunities.

While Nelder Farms agrees with a number of the findings of the Draft Spatial Plan, it disagrees that the farm should be completely ring fenced from future and potential development opportunity largely on the basis that the landowner has not already developed the farm and the Council has decided that this one should now be forfeited.

OPPORTUNITIES/ OUTCOMES SOUGHT

Given the size and scale of the overall farm, it is considered that development opportunities and the outcomes that could be derived from it should not be completely overlooked as they are in accordance with the current recommendations of the Draft Spatial Plan.

Nelder Farms currently has a resource consent application with the Kaipara District Council. This application involves one of the 6 existing Certificate of Titles and is being developed in accordance with the 'Integrated Development Provision' under the Operative District Plan. A copy of the Concept Plan for this development is attached as Appendix 2.

This 'Cluster' or 'Hamlet' styled approach to the development design and layout provides for a consolidated rural residential cluster of allotments ensuring that the bulk of the property can be retained as open space (protecting countryside aesthetics) and importantly a productive farm lot with the proposed residential lots offering a range of sizes between 4,018m² and 1.7593 Ha. The proposal also involves protection of the significant natural area (determined by ecological survey results) with proposed rehabilitation, revegetation (using eco-sourced plants) and expansion of buffers and corridor linkages throughout the catchment feature. This includes an area of nature conservation value (approximately 8.3458 Ha) substantially in the form of wetland areas and bush providing for principles associated with Integrated Catchment Management.

It is considered that the current proposal represents a high-quality approach to the development of the land encouraged through the 'Integrated Development' provision providing for a combination/ integration of:

- Rural Residential / Lifestyle Living
- Valued Natural Areas (Ecology) - Conservation and enhancement of natural features of ecological and landscape significance
- Preservation of Productive Farmland and also Countryside Aesthetics

The development design for this proposal facilitated under the 'Integrated Development' provision is considered a positive departure away from 'traditional' rural type subdivision design and development in the district and one that positively influences the proposed development.

Based on the above, it is considered that the Spatial Plan process should not exclude further development opportunities for large farms associated with provisions such as the 'Integrated Development Provision' under the Operative Plan or similar styled development such as 'Hamlet Conservation' type developments.

The following map (figure 2) roughly identifies parts of the overall farm which could be suitable for:

- Integrated Development ('Operative Plan')
- Hamlet Conservation Type Development
- Lifestyle Lot with Opportunity for Equestrian Activity



Figure 2 – Illustrates pockets for development opportunities described above. Balance areas would be subject to Ecological preservation and enhancement and rural production (with countryside aesthetic protection).

SUMMARY

Based on the above it is considered that Council should not preclude the subject site from future development opportunity and the benefits and outcomes that could be derived from it.

It is requested that the Council engage directly with Nelder Farms to gain a better understanding of current land use capability and future and appropriate development opportunities.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jackson Worsfold', written in a cursive style.

Jackson Worsfold

Planner on behalf of Nelder Farms

Attention: Jackson Worsfold

Phone: (09) 431 4568

Email: jacksonw@dream-inc.co.nz

Appendix 1



Independent
Agriculture
& Horticulture
Consultant
Network

Land Use Capability Report

Prepared for
B Nelder
57 Kings Rd, Mangawhai

Kim Robinson and Bob Cathcart
10 March 2020

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1.0 SUMMARY

- The property owned by Mr B Nelder at 67 Kings Rd was assessed for land use capability and productivity.
- Mr Nelder is investigating the subdivision of a portion of his 47 ha dairy support block into a number of smaller lifestyle sections, leaving approximately 33 ha in pasture.
- The main soil types on the property belong to the Puhoi and Whareora Suites, typically wet in winter and very dry in summer due to a shallow podzolized pan restricting drainage and water holding capacity.
- The property is of moderate productivity in terms of pastoral grazing, with challenging soils typical of large areas of Northland. Although there are some olives and grapes grown on lifestyle blocks nearby, the size of this property is not large enough to render these operations viable as a standalone business.

2.0 BACKGROUND

The property is currently operating as a support block for the land owner's neighbouring dairy farm. Dairy replacement heifers and dry cows are grazed here on a simple pasture based rotational grazing system. Pastures are kikuyu dominant with some ryegrass. The area has been in this type of pasture for the last 30 years or more. I understand from the current owner that standard superphosphate type fertiliser has been applied over this time. Current kikuyu management follows good practice guidelines of mulching and oversowing in autumn. Some forage cropping and regrassing has also occurred in the past.

3.0 DESCRIPTION OF LAND

3.1 Soils

Soil maps and photos are included in the Appendix.

3.1.1 *Geology and Landform*

Mangawhai is at the northernmost end of the Waitemata sandstone beds which underly the hill country between the southern side of the Brynderwyn Range and Waitemata Harbour. The sediment from which these beds were formed eroded off what is now Northland and South Auckland during and following a period andesitic volcanic activity in Northland and the Waitakere Ranges, and was deposited and compacted in a deep basin, along with sediment from sedimentary and volcanic rocks which formed the Northland Allochthon. The sandstone is in 2 to 10 or more metre bands, often with significant differences in texture and colour between the bands. Evidence of andesitic material in the sandstone appears as red weathering of some of the soil types that have developed on the Waitemata sandstones.

While there are some large slump movements on steeper country south of Dome Valley, the land is relatively stable in this northern area.

Softer rocks in remnants of the Northland Allochthon and deposits of volcanic (rhyolitic) ash from Central North Island volcanic eruptions have mixed with the Waitemata sandstones in

the Mangawhai Harbour catchment to creates a rather subdued landscape, low, gently rolling ridges with broader tops and swampy valley bottoms.

The valleys in this areas have also been infilled with greywacke sediment, including gravel, from the steeper southern or scarp face of the greywacke fault block which forms the Brynderwyn Range, from Cattle Mount, an eroded dacite volcanic cone on the southern side of the Brynderwyns and Tara, a nearby basaltic lava cone.

Fluctuating sea levels have created raised terraces of cemented sand around the harbour, which in some places have supported kauri forest and formed One Tree Point soils and in other places, have been topped with sediment and formed podzolised Kara soils. Small pockets of peat have developed in some of the tributary valleys.

3.1.2 Soil Types

Soils types shown on the map in Appendix 1 include:

Puhoi Suite on banded sandstone

WA Warkworth clay and silty clay loam

MV Mahurangi fine sandy loam

Whareora Suite on alluvium from sedimentary rocks

WFm Whakapara mottled clay loam

KR Kara silt loam

All the hill country on the property has soils of the Puhoi Suite (Taylor⁽¹⁾), developed on banded sandstone under broadleaf-podocarp and kauri forest. At a scale of 1:63,360 (one inch: 1 mile), they have been mapped as MV (Mahurangi fine sandy loam), a weakly to moderately podzolised Yellow Brown Earth, plus WA, (Warkworth clay and silty clay loam) a strongly leached and weakly podzolised Yellow Brown Earth. This indicates that at that scale of mapping, there were at least two main soil types within the map polygon. More detailed mapping would most probably identify a mosaic of these two soil types plus other younger and older soils.

If mapped at a paddock scale or at a horticultural scale (1:500) there will probably be the full range of named soil types within that soil suite (family of soils formed on the same parent material). Steep hillsides, where natural erosion, which goes on all the time, is exposing new bedrocks for fungi and bacteria to work on, will have the youngest soils (Warkworth clay and sandy clay loam) with some extremely steep faces having less mature soils. The original bush cover would have been a mix of broadleaf and podocarp forest, with some kauri.

Ridge tops and easier upland areas will have the next youngest soils but even here in the drier parts there will be a mosaic of soils, even some patches of podzolised material. Kauri would have been more common on these upper slopes and would have podzolised patches of soil.

Foot slope areas and the flats immediately out from the foot of the hill will have higher nutrients levels, as nutrients and faecal matter are washed down and are deposited on these flats. Plants demanding more fertility would have thrived in these nutrient-rich sites. Further out on the flats, soils not subject to periodic flooding would have become podzolised. Younger soils would have suited puriri, totara and other large trees but most of the higher flats and terraces under a dense kauri forest cover would have podzolised to form Kara silt loam (KR).

Lower floodplains and strips of alluvial soil along riverbanks have Whakapara mottled clay loam soils (WFm), a heavy soil with a fluctuating watertable, high during winter, and dropping with the soil cracking in summer. On this property, this soil type appears to be mainly within the riparian strips bordering the stream.

3.2 Land Use Capability Classes

The mix of Mahurangi and Warkworth soils is assessed in the NZ Land Resource Inventory⁽²⁾ as Class 4e5. On a more detailed mapping scale, there may well be some steeper slopes that would be assessed as Class 5e (a new LUC Unit) and some easier slopes class 3e3. Any steeper slopes, greater than 20°, would be Class 6e1. The terraces with Kara soils have been assessed as Class 4s4.

These soils have severe limitations to arable use due to their risk of erosion after cultivation and their shallow impermeable pan causing excessive wetness.

There is a full description of each of these units in Harmsworth⁽³⁾.

4.0 POTENTIAL LAND USES ON THESE SOIL TYPES

Warkworth and Mahurangi are heavy clay soils which are moderately productive in pastoral farming. The shallow pan (Photo 1. Appendix) means the soils can be very wet in winter and dry in summer and require careful management. The land is typical of much of Northland drystock land and is not particularly valuable from a pastoral farming aspect.

Some are being successfully used for olive growing and vineyards, with the occasional apple orchard, around Mangawhai and Mahurangi-Matakana. All these crops would require irrigation but are not big water users.

Infrastructure is in place within or near to the district for managing and processing both grapes and olives. The size of this property and the soil types involved, however, would put these land uses in the 'lifestyle' class, rather than economic commercial units. It would require a number of adjoining similar sized units, managed under some joint venture arrangement with a commercial grower to create a fully commercial orchard/vineyard venture.

The easier country, Class 3e and 4 is suited to the occasional maize or root crop, as is the area of flat Class 4s4 Kara soils, which does not flood.

The Kara soils are not suited to horticulture, being too wet in winter and having very poor structure. Because they are wet through winter and spring, maize crops would need to be short season varieties and the crop grown for silage, not grain.

The narrow strips of alluvial Whakapara soils are similarly unsuited to horticulture but when planted with riparian and wetland species, act as very effective nutrient and sediment filters.

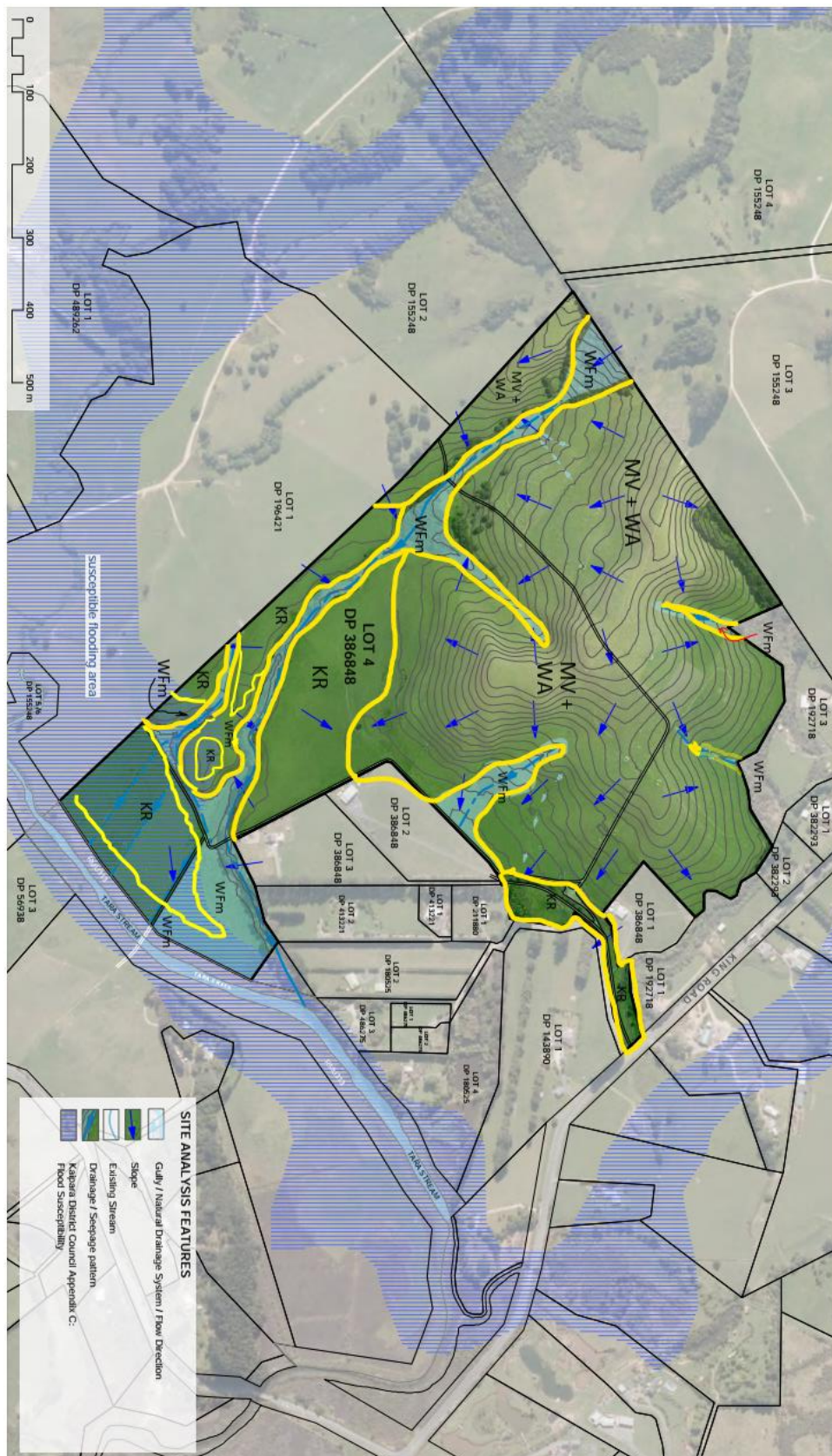
4.1 PROTECTION OF ELITE OR PRIME SOILS

None of the soils on this property are considered 'elite', 'prime' or 'highly versatile soils' which should be protected for horticulture or growing food. As noted under **Land Use Capability**, above, some of the easier and less podzolised gently rolling land may be assessed as Class 3e3, but the majority of the land is Class 4, marginally suited to growing a limited range of horticultural crops. Elite or highly versatile soils are, by definition, Class 1 or Class 2 and suited to year-round production of a wide range of horticultural, arable or vegetable crops.

5.0 REFERENCES

1. Sutherland, C.F., Cox, J.E., Taylor N.H., Wright, A.C.S. 1980: Soil map of Hukerenui - Whangarei area (sheets Q06/07 and Pt R06/07), North Island, New Zealand. N.Z. Soil Bureau Map 187.
2. NZLRI (New Zealand Land Resource Inventory), Landcare Research - Manaaki Whenua, Lincoln, New Zealand [<https://iris.scinfo.org.nz/layer/76-nzlri-land-use-capability/>]
3. Harmsworth, G.R. 1996. Land Use Capability classification of the Northland region. A report to accompany the second edition (1:50,000) NZLRI worksheets. Landcare Research Science Series 9. Lincoln, Manaaki Whenua Press, 269p.

6.1 Soil Map



6.2 Photos

Photo 1. Profile of Puhoi Soils showing poor structure and shallow pan



Photo 2. Yearling heifers grazing on flatter areas



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Appendix 2



LEGEND

- CONSERVATION COVENANT AREA
Total Area 8.3458 Ha
- AMENITY ENHANCEMENT PLANTING
Total Area 3.8278 Ha
- STORMWATER POND PLANTING
Approx Area 2007m²
Detailed design to be undertaken as a condition of consent following engineering design
- Existing Contourlines 1m Interval
- Proposed Boundary
- Neighbouring Property Boundaries
- Building Envelope 1000m²

DISCLAIMER

THE INFORMATION SHOWN ON THIS DRAWING IS FOR THE SOLE PURPOSE OF SUPPORTING A SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991 TO KAIPARA DISTRICT COUNCIL. THE INFORMATION MUST NOT BE USED FOR ANY OTHER PURPOSE. AREAS AND MEASUREMENTS ARE SUBJECT TO KAIPARA DISTRICT COUNCIL AND LINZ FINAL APPROVAL.

ADDRESS	67 KING ROAD, MANGAWHAI	
CLIENT / APPLICANT	B & C FAMILY TRUST	
PROPOSAL	PROPOSED SUBDIVISION OF LOT 4 DP 386848 (CT 347711) AT 67 KING ROAD, MANGAWHAI	
CT #	347711	SITE AREA 46.9967 Ha

LANDSCAPE PLAN



SCALE 1:4000

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