



Kaipara te Orangahui • Two Oceans Two Harbours

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## Submission on Proposed Kaipara District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Kaipara District Council - District Plan Review

**Date received:** 30/06/2025

**Submission Reference Number #:**77

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

**Submitter:**

Rick Rick Ruiterman

**Contact person and address for service:**

Rick Rick Ruiterman  
Pacific Coast Survey  
244 Lawrence Road Mangawhai 0573  
New Zealand

**Electronic address for service:** rick@pacificcoastsurvey.co.nz

**Attachments:**

Proposed KDP Rick Ruiterman.docx

Proposed KDP Rick Ruiterman.docx

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

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

- No

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
  - (b) does not relate to trade competition or the effects of trade competition
- N/A

## Submission points

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### Point 77.1

**Address:**

Paul Road, Mangawhai

**Submission:**

Zoning is inconsistent with the description of general rural and the approved development.

**Relief sought**

Zone the area to Rural lifestyle

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### Point 77.2

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |                              |
|---------------|------------------------------|
| <b>SUB-R4</b> | <b>Small lot subdivision</b> |
|---------------|------------------------------|

**Support / Amend / Oppose:** Amend

**Submission:**

General Rural Zoning does not reflect the existing cadastral pattern in many areas.

General rural zoning is being applied inconsistently.

General rural areas are being allowed to be fragmented, in contraction to the objectives.

Managed growth zone is being applied to Managwhai region. The broad-brush approach is applied to rural and residential yet rural areas are self-contained.

Impervious area allowance increase from 40 to 60%. there is an existing stormwater problem in the Managwahi region this will only serve to exacerbate the problem

**Relief sought**

Apply zoning appropriately to existing and consented cadaster patterns, clusters of 4000m<sup>2</sup> lots does not align with a General rural zone.

Add a maximum parent lot size to the rural "small lot provision" of 5ha or remove this rule.

Remove the managed growth zone from the rural area around Mangawhai. Applied managed growth to other residential areas in the district as appropriate ie Baylys Beach with limited sewer.

Keep the residential impervious area at 40% standard with an allowance to increase to 60% with a

stormwater report under a building consent.

# Submission on Kaipara PDP

Full Name: Richard Ruiterman (Rick)  
Mobile: 02040989386 (Rick Ruiterman)  
Address for Service: Rick Ruiterman [rick@pacificcoastsurvey.co.nz](mailto:rick@pacificcoastsurvey.co.nz)  
Date: 30 June 2025  
Re: Submission on Proposed Kaipara District Plan (**PDP**)

## Submission Information:

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

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

I oppose, support and seek amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

I wish to be heard in support of this submission.

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

## Introduction

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### Rick Ruiterman Interests in the Kaipara District

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Rick has an interest in the following properties located within the Kaipara District:

- 244 Lawrence Road, Mangawhai legally described as Lots 1- 4 DP 597589 measuring approximately 5.8ha (Lawrence Road Site); and
- 3956 Paul Road, Mangawhai legally described as Lot 2 DP 328843 measuring approximately 42.5ha (Paul Road Site). – As a director of VSPL

Notwithstanding these specific property interests, I am 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.

### PDP Submission Structure

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My submission on the PDP addresses appropriate zoning and provisions for the Paul Road Site. The site has been proposed to be rezoned General Rural (GRUZ) in the Proposed Kaipara District Plan (**PDP**) and located within the proposed 'Mangawhai/Hakaru Managed Growth Area'.

I am seeking zoning that better reflects the rural residential nature of the development that has been recently consented for Paul Road Site, the existing surrounding cadastral pattern of development and the demand for growth in the locality.

The submission is set out as follows:

# Submission on Kaipara PDP

- Site Context and Background.
- General comments on the PDP zoning at both Sites and identifies the zoning.
- Attachment 1 identifies the specific change sought to provisions of relevance to VSPL.

## Site Context and Background

### 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 4,021m<sup>2</sup> – 4759m<sup>2</sup> and two balance lots, the resource consent was approved non-notified on 11 March 2024.

**Figure 1** below shows the overall layout of the approved subdivision, and **Figure 2** the PDP zoning of the Paul Road Site.

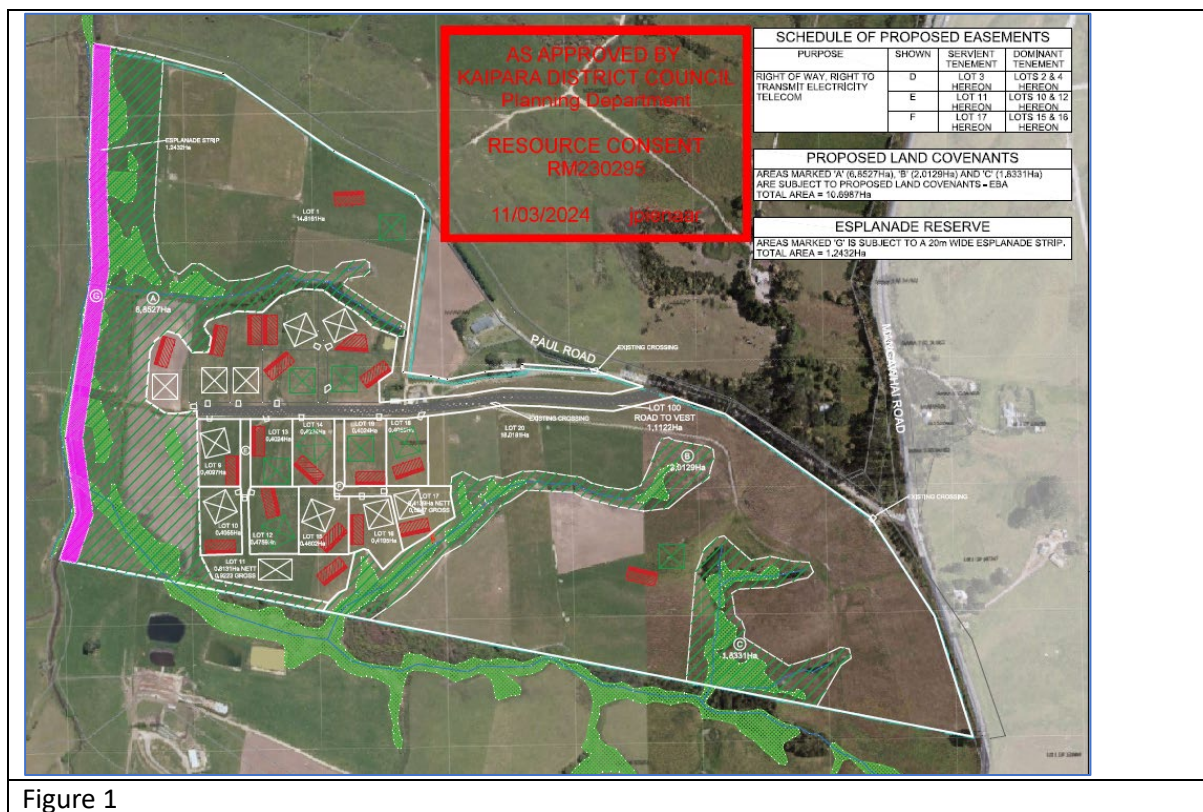


Figure 1

# Submission on Kaipara PDP

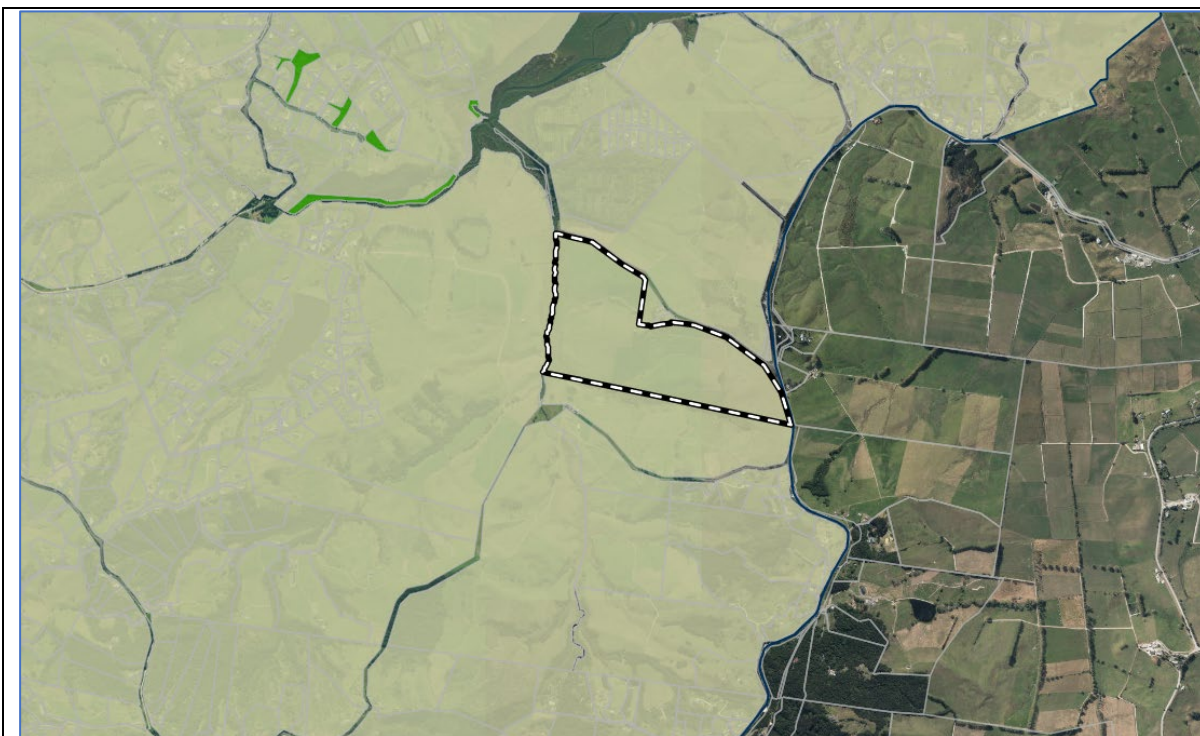


Figure 2

# Submission on Kaipara PDP

## General Feedback

### *General Rural and Rural Lifestyle Zone*

In general, I find the application of the GRUZ within the Kaipara district to be inconsistent. Areas such as Takahoa Bay a rural development in Oneriri has been proposed to be rural lifestyle whereas developments like “Lake View Estate” of Devich Road, Mangawhai and Paul Road Development have been proposed as General Rural.

Rural areas which have already been fragmented into rural residential lots such as Paul Road, Lake View Estate, the sanctuary -Mangawhai, King Road -Mangawhai have been zoned general rural and areas such a Paparoa surrounds are to be rural lifestyle further fragmenting larger blocks of rural land.

The application of the managed growth zone around the Mangawhai region is a very broad-brush approach to managing infrastructure and is appears to be inconstantly applied.

Baylys beach has been marked for residential expansion yet has limited public sewer available (KDC GIS Assets). Mangawhai has an extensive existing wastewater scheme and is marked for Managed growth.

The managed growth area is proposed to manage growth to align with infrastructure development however this has been applied to the rural zone surrounding Mangawhai yet rural lots are self-contained with sanitary sewer, stormwater and potable water all on site.

# Submission on Kaipara PDP

| sub | Feedback Topic                        | Support/oppose/seek amendment | comments   | Relief sort   |
|-----|---------------------------------------|-------------------------------|--|---|
| 1   | 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.   |
| 2   | 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. Large areas can no longer support primary production activities given the cadastral pattern. | Amend GRUZ-O1 to better zoning to match the existing and consented cadastral pattern. |
| 3   | 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.                 | Amend the PDP to increase the provision from 12ha to 20ha                             |
| 4   | Subdivision – SUB-P12                 | Oppose                        | I do not support the limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area.   | Delete SUB-R3<br>Remove the Mangawhai/Hakaru Managed Growth Area.                     |



# Submission on Kaipara PDP

|   |   |                |  |  |
|---|---|----------------|--|--|
| 5 | Zoning of the Devich Road and Paul Road Sites | Seek amendment | <p>VSPL is opposed to the proposed zoning of these sites as GRUZ for the following reasons:</p> <ul style="list-style-type: none"> <li>a) The character and amenity of this area is consistent with a large lot residential or rural residential zone, establishing a coherent peri-urban pattern and character to Mangawhai.</li> <li>b) These properties do not fit with the proposed zone purpose of the GRUZ.</li> <li>c) The proposed GRUZ fails to enable sustainable use and development of the properties within this area.</li> <li>d) The purpose of a rural lifestyle 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</li> <li>e) The Section 32 Rural Zones does not provide any further zone criteria, nor does it provide any justification or evaluation of the extent or zone, rather appears to follow an arbitrary cadastral boundary.</li> <li>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 4000m2 and 2ha.</li> </ul> <p>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> | Zone the Devich Road and Paul Road Sites Rural Lifestyle Zone.   |
| 6 | SUB-R4  | Oppose         | Small Lot subdivision in General Rural<br>Seeks to fragment rural allotments with no limit on parent lot size.   | Remove this rule or amend to limit parent lot size to 5ha.   |
| 7 | General Rural Zone                            | amend          | Minimum site area of 12ha  | Amend to 20ha  |
| 8 | GRZ-R11                                       | amend          | Increase Impervious area to 60%  | Amend to allow 40% and an increase to 60% with a suitable stormwater report for attenuation. No Resource consent required. |

# Submission on Kaipara PDP

