

**Proposed Kaipara District Plan:
Form 6 - Further Submission**

Clause 7 of Schedule 1, Resource Management Act 1991

This is a further submission that is either in support of or in opposition to any submission already received by Kaipara District Council on any Proposed Kaipara District Plan topic **except for Light** in the Proposed Kaipara District Plan. No new submission points can be made.

All submissions and Summary of Submissions can be viewed on our website here:
www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan-submissions

Note: *The topic of Light was notified for further submissions on 21 October 2025 prior to all other topics due to the hearing for Light being confirmed for 17 December 2025.*

Note: You can only make a further submissions on the submission points identified in an original submission on the Proposed Kaipara District Plan.

1. Further submitter details *(mandatory information)*

Full name of individual/organisation making further submission:

Contact person *(if different from above):*

Email address:

Postal address:

Postcode:

Preferred method of contact:

Email

Post

Contact phone number:

Do you have an agent who is acting on your behalf?

Yes

No

If you would like a copy of your submission sent to your agent, enter their email address below *(otherwise leave blank)*

Agent email address:

2. Eligibility to make a further submission *(for information on this section go to RMA Schedule 1, clause 8)*

I am (select one of the following options):

A person representing a relevant aspect of the public interest.

In this case, also specify below the grounds for saying that you come within this category.

A person who has interest in the proposal greater than the interest that the general public has.

In this case, also specify below the grounds for saying that you come within this category: or

The local authority

3. My reasons for selecting the category ticked above are:

(For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

OR

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.)

4. Request to be heard at hearings

Yes, I wish to be heard at the hearing in support of my further submission; or

No, I do not wish to be heard at the hearing in support of my further submission.

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

Yes

No

Signature of further submitter:

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you are making your further submission by electronic means)

Date

Important information:

1. This Form 6 is for further submissions on every topic with the Proposed Kaipara District Plan (apart from Light).
2. You must serve a copy of your further submission on the original submitter **within five working days after it is served** on Kaipara District Council.
3. The Kaipara District Council must receive this further submission before the closing date and time for further submissions (**5.00pm on Monday 15 December 2025**).
4. All information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and will be published to progress the process for the Proposed Kaipara District Plan and will be made publicly available. Your further submission will only be used for the purpose of the Proposed Kaipara District Plan.
5. Submitters who indicate they wish to speak at the Hearing will be emailed all relevant information relating to the Hearing. If you don't have an email address, it will be posted.

Note to person making submission:

Your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the further submission (or the part) to be taken further; and/or
- It contains offensive language.

Send your further submission:

Post it to: District Planning Team
Kaipara District Council
Private Bag 1001
Dargaville 0340

OR

Email to: districtplanreview@kaipara.govt.nz

OR you can hand-deliver this further submission form along with any attachments to: any Kaipara District Council service centre (Dargaville at 32 Hokianga Road or Mangawhai at 6 Molesworth Drive). Please be aware that our service centre doors close at **4.00pm**.

Please refer to District Plan Review on our website www.kaipara.govt.nz where all information and updates are located.

If you need any assistance at all, please contact the District Planning Team on 0800 727 059 or email us at districtplanreview@kaipara.govt.nz.

Further Submissions must be received
by: **5pm – Monday 15 December 2025**

5. Further Submission/s on all remaining topics (excluding the LIGHT topic) on the Proposed Kaipara District Plan:

Name of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example John Smith</i>	<i>Example 600</i>	<i>Example 600.001</i>	<i>Example Support</i>	<i>Example I support because I believe.....</i>	<i>Example I seek that the whole of the submission point be allowed</i>

YOU ARE WELCOME TO PROVIDE THE REQUIRED INFORMATION ABOVE ON A SEPARATE PAGE IF YOU REQUIRE MORE SPACE



**Proposed Kaipara District Plan
Submitter Contact List
for all other topics (excluding the LIGHT topic)**

You must serve a copy of your further submission on the original submitter **within five (5) working days after it is served** on Kaipara District Council.

A list of original submitters contact details are available from www.kaipara.govt.nz/district-plan-review (go to submissions)

Or download from the link below

[Download the Original Submitter Contact List](#)

Further Submission on Kaipara PDP



Full Name: Vermont Street Partners Limited Attn: Edward Sundstrum

Mobile: 021 563 323 (Edward Sundstrum) & 021 203 1034 (David Badham)

Address for Service: Edward Sundstrum edward@vermontstreetpartners.co.nz & David Badham davidb@barker.co.nz

Date: 15 December 2025

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

Further Submission Information:

These are further submissions on the Kaipara District Council's (**KDC**) Proposed Kaipara District Plan (**PDP**).

Vermont Street Partners Limited (**VSPL**) has an interest greater than the interest the general public as the submission points identified within this further submission, specifically affect VSPL interests in the Kaipara District.

VSPL also made an original submission on the PDP (Submission 293).

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

The specific original submission points of the PDP that VSPL further submission relates to are attached.

VSPL supports or opposes the specific submission points 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 with respect to each submission point are also contained in the attached document.

VSPL wishes to be heard in support of these further submissions

Edward Sundstrum

Vermont Street Partners Limited

Further Submission on Kaipara PDP



Attachment 1: Vermont Street Partners Limited Specific Further Submission Points on PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
GENERAL					
FS101.1	Mangawhai Estates Partnership	Planning Maps	Oppose	<p>VSPL is not aware of upstream drain maintenance along Paul Road and opposes the inclusion of this matter in the proposed plan.</p> <p>VSPL seek the rezoning of 183 Devich Road and 3956 Paul Road to Large Lot Residential similar to that proposed in the Draft District Plan OR apply the Rural Lifestyle Zone over the areas indicated in Attachment 2 of VSPL’s submission, which reflects the current cadastral pattern and land use of the sites or other relief with similar effect.</p>	Reject
FS101.2	Horizon Surveying & Land Development	General	Support	<p>VSPL support a Rural Lifestyle Zone or Large Lot Residential Zone similar to that proposed in the Draft District Plan to Devich Road and areas around Mangawhai that have established rural lifestyle development and are well suited to Rural lifestyle zoning but are currently excluded.</p>	Accept
STRATEGIC DIRECTION CHAPTER					
FS101.3	Cato Bolam Consultants Ltd	SD-UFD-P7	Support in part	<p>VSPL supports the removal of the Mangawhai/Hakaru Managed Growth Area (MHMGA) overlay and the introduction of a rural lifestyle zone at the urban fringe of Mangawhai.</p> <p>VSPL consider that the provision of infrastructure and services can be provided to meet the requirements</p>	Accept in part

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Further Submission on Kaipara PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
				of urban areas without applying an arbitrary spatial limitation.		
FS101.4	77.5	R Ruiterman	SD-UFD-P7	Support	VSPL supports the deletion of SD-UFD-P7 and agree that infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation.	Accept
FS101.5	308.11	Fire and Emergency New Zealand	SD-UFD-P7	Oppose	VSPL do not support SD-UFD-P7 and the associated MHMGA overlay. VSPL considers infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation.	Reject
GENERAL RURAL ZONE						
FS101.6	77.3	R Ruiterman	General Rural Zone	Support	VSPL supports the zoning of Lake View Estate on Devich Road and the Consented residential development at Paul Road (RM230295) to be rezoned Rural Lifestyle Zone.	Accept
FS101.7	77.13	R Ruiterman	GRUZ-O1	Support	VSPL supports amendments to the zone to acknowledge the existing and consented cadastral pattern.	Accept
FS101.8	136.163	Federated Farmers of New Zealand (Inc) Northland Province	GRUZ-O1	Oppose	VSPL oppose this submission as it restricts activities that are incompatible with the rural character of the zone or lack a functional or operational need to be in a rural environment. VSPL seeks amendments to the zone 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.	Reject

Further Submission on Kaipara PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
				VSPL notes that this zone covers 78% of the district, the majority of which is not highly productive and can no longer support primary production activities.		
FS101.9	289.47	Tappenden Holdings Limited	GRUZ-P5	Support in part	VSPL supports the submitter’s position that a range of activities that do not have a ‘functional or operational need’ to locate in the zone but are otherwise compatible, such as rural-residential activities should be enabled. As noted in VSPL’s original submission, VSPL seeks the inclusion of a Large Lot Residential Zone or Rural Lifestyle Zone. The zone provides for communal housing, visitor accommodation and small lot subdivision and these activities are unlikely to meet the ‘functional or operational need’ criteria of the policy.	Accept in part
FS101.10	331.9	Northland Holdings 2016 Ltd	SUB-03	Support in part	VSPL supports the acknowledgement of rural lifestyle subdivision in the plan.	Accept in part.
SUBDIVISION CHAPTER						
FS101.11	282.21	Murphy Property Development Limited	SUB-03	Support in part	VSPL partially support the proposed amendments to SUB-03. VSPL support rural residential type development to be enabled in the Rural Lifestyle Zone, however VSPL consider this development should be provided on land that no longer has productive ability.	Accept in part
FS101.12	331.9	Northland Holdings 2016 Ltd	SUB-03	Support in part	VSPL partially support the proposed amendments to SUB-03. VSPL support rural residential type development to be enabled in the Rural Lifestyle Zone, however VSPL consider this development	Accept in part

Further Submission on Kaipara PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				should be provided on land that no longer has productive ability.	
FS101.13	282.22 Murphy Property Development Ltd	SUB-P1	Support	VSPL supports the deletion of SUB-P1 and agrees that not all vegetation should be incorporated in a subdivision design. VSPL highlights that the Natural Environmental Values provisions afford sufficient protection.	Accept
FS101.14	149.71 Royal Forest and Bird Protection Society of New Zealand Incorporated	SUB-P1	Oppose	VSPL oppose this submission and consider that the Natural Environment Values provisions afford sufficient protection of water bodies, freshwater ecosystems and indigenous biodiversity.	Reject
FS101.15	300.32 Bream Tail Residents Association Incorporated	SUB-P1	Oppose	VSPL oppose this submission to amend SUB-P1 to enable subdivision only where it avoids reverse sensitivity effects on adjoining or nearby primary production activities. SUB-O3 requires the protection of highly productive land from reverse sensitivity effects from subdivision in the rural zone.	Reject
FS101.16	315.39 Horizon Surveying & Land Development	SUB-P1	Oppose	VSPL oppose this submission to amend SUB-P1 to incorporate best practice subdivision design principles, including site responsive layouts, protection of natural features, and integrated infrastructure design. VSPL considers 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.	Reject

Further Submission on Kaipara PDP

	Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
FS101.16	217.55	Cato Bolam Consultants Ltd	SUB-P2	Support	VSPL supports an exemption for allotments in a future Large Lot Residential Zone or Rural Lifestyle zone from connecting to Councils reticulated systems.	Accept
FS101.17	315.41	Horizon Surveying & Land Development	SUB-P7	Oppose	VSPL opposes this submission to include specific provisions for the protection and enhancement of landscapes, ecological features, and rural character. SUB-P7, SUB-R6 include provisions on rural character, restoration or enhancement planting and ecological enhancement. VSPL seeks amendments to the provision to require subdivision to meet the minimum lot sizes of the rural lifestyle zone	Reject
FS101.18	77.4	R Ruiterman	SUB-P12	Support	VSPL supports the deletion of the MHMGA and SUB-P12	Accept
FS101.19	237.1	K P Dreadon Limited	SUB-R3	Oppose	VSPL opposes this submission to restrict the number of allotments enabled to no more than one where a subdivision does not comply with SUB-R6, SUB-R7 or SUB-R10 as applied to the MHMGA.	Reject
FS101.20	248.29	Journeys End Limited	SUB-R3	Support	VSPL support amendments to SUB-R3 to remove clause (c) which limits the creation of a single additional allotment in the General rural zone.	Accept
ZONING						
FS101.21	50.3	Evolve Planning and Landscape Architecture	General Residential Zone	Support	VSPL supports the provision of a Large Lot Residential Zone or Rural Lifestyle Zone in the plan. VSPL seeks 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 of the VSPL submission, which reflects the current	Accept

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Further Submission on Kaipara PDP



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				cadastral pattern and land use; or another similar Zone with the same spatial extent.	

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