

Started on 12 December 2025 at 8:02am | Completed on 12 December 2025 at 10:56am

Form 6

Further submission in support of, or in opposition to, submission/s on the notified Proposed Kaipara District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission that is either **in support of** or **in opposition to** a submission already received by Kaipara District Council on all topics except for the topic of Light in the Proposed Kaipara District Plan.

No new submission points can be made.

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 December 2025.

- This Form 6 is available for further submissions on all Proposed Kaipara District Plan topics except for Light. The topic of Light was notified for Further Submissions between 21 October 2025 and 4 November 2025 as a hearing for this topic is being held in December 2025.
- **PRIVACY ACT NOTE:** Please note that all information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the Proposed Kaipara District Plan and may be made publicly available.
- I understand that information provided in my submission may be published. *
1A
 - Yes
 - No
- **Use this page to provide your contact details and indicate your preferences regarding hearings.**

- Please provide your details: *

2A

**Your
initial/s
and last
name**

W Birt

**Your
postal
address
(including
Post
Code)**

PO Box 120 Paparoa 0543

**Contact
phone
number**

0272091940

- Enter your email address:

2B

wayne@landsurveyors.co.nz

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

2C

- Yes
 No

- We prefer to contact you by email, as it's faster and more reliable than post.
2E However, we're happy to use whichever method suits you best — please select your preferred contact method below: *

- Email
 Postal

- I am (select one of the following options): *

2G

- a person representing a relevant aspect of the public interest
 a person who has an interest in the proposal that is greater than the interest the general public has
 the local authority for the relevant area

- You must specify the grounds for saying that you come within this category (see 2H examples below if you need assistance): *

I am a surveyor who has operated in the Kaipara District for over thirty years. I am wanting to provide the benefit of my

experience to help produce a District Plan that is workable and provides good outcomes

- *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

- I wish to be heard in support of my further submission *
2I
 - Yes
 - No
- If others make a similar further submission, I will consider presenting a joint case
2J with them at the hearing *
 - Yes
 - No
- Council planners have summarised all original submissions and each original submission has a unique reference number, listed below in the Summary of Submissions link below - original submitters may have lodged more than one submission - ensure you carefully enter the correct submission details when you get to the Submission questions!.
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All of the above documents will open in a new window on your computer, you can also download and save them all if you wish.

- **Instructions:**

1. Enter the **Original Submitter's Name** and the **Submission Point Number** you are further submitting on.
Ensure accuracy—incorrect details may result in your submission being rejected.
2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form.**

- Enter the name of the person or organisation who made the original submission
3A that you are further submitting on: *

Clive Foster

- Enter the exact submission point number that you are further submitting on
3B (incorrect numbers may cause your submission to be rejected):

FS21.1

74.1

- I support/oppose (tick applicable) the original submission of the submitter: *
3C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
3D

This property is adjacent to existing residential development and can provide more housing without creating discernable adverse effects. This zoning change would be in character with the locality

- Do you have any attachments that relate directly to your Further Submission that
3E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
3G

- Yes
- No

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- Enter the name of the person or organisation who made the original submission **4A** that you are further submitting on: *

Lynda Von-Lyn

- Enter the exact submission point number that you are further submitting on **4B** (incorrect numbers may cause your submission to be rejected):

FS21.2 75.1

- I support/oppose (tick applicable) the original submission of the submitter: * **4C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

• **Clearly explain below why you support or oppose the original submission point:**

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- The reasons for my support/opposition are: *
4D

This also relates to submission point 75.2. While I generally like to see forward planning that has a long view, in this case the sites referred to are fully developed with housing. As such the zoning should stay as residential. That is, unless there is an intention to remove all of the houses and redevelop the land for light industry.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
4E

- Yes
- No

- Do you have another further submission to make? *
4G

- Yes
- No

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- Enter the name of the person or organisation who made the original submission that you are further submitting on: *
5A

Huband Contractors

- Enter the exact submission point number that you are further submitting on **5B** (incorrect numbers may cause your submission to be rejected):

FS21.3

76.1

- I support/oppose (tick applicable) the original submission of the submitter: * **5C**

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

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- The reasons for my support/opposition are: * **5D**

I support this submission in part. 2088 Paparoa Valley Road has long been utilised for light industrial purposes. The District Plan should reflect this long established use. The other two properties referred to are fully developed with residential housing and have had that use for a long period of time. The zoning should remain as residential.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? * **5E**

- Yes
- No

- Do you have another further submission to make? * **5G**

- Yes
- No

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- Enter the name of the person or organisation who made the original submission **6A** that you are further submitting on: *

Richard Ruiterman

- Enter the exact submission point number that you are further submitting on **6B** (incorrect numbers may cause your submission to be rejected):

FS21.4 77.3

- I support/oppose (tick applicable) the original submission of the submitter: * **6C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

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- The reasons for my support/opposition are: * **6D**

Devich Road is better suited to Rural Lifestyle Zone because of its existing development patter. This submission aligns with my general one.

- Do you have any attachments that relate directly to your Further Submission that
6E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
6G

- Yes
- No

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- Enter the name of the person or organisation who made the original submission
7A that you are further submitting on: *

David Clarke

- Enter the exact submission point number that you are further submitting on
7B (incorrect numbers may cause your submission to be rejected):

- I support/oppose (tick applicable) the original submission of the submitter: *
7C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above
- **Clearly explain below why you support or oppose the original submission point:**
 1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
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- The reasons for my support/opposition are: *
7D

The Oneriri rural lifestyle zone area is appropriately zoned. It conforms to the existing development patten here. The properties here are not generally suited to rural production activities because of their size.
- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
7E
 - Yes
 - No
- Do you have another further submission to make? *
7G
 - Yes
 - No
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- Enter the name of the person or organisation who made the original submission **8A** that you are further submitting on: *

Sin Yee Phang

- Enter the exact submission point number that you are further submitting on **8B** (incorrect numbers may cause your submission to be rejected):

FS21.6

93.1

- I support/oppose (tick applicable) the original submission of the submitter: * **8C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
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- The reasons for my support/opposition are: * **8D**

The rural residential zoning is the most appropriate for this locality because of the existing development pattern. It is not suited to rural production eg mobs of of cattle being break fed

- Do you have any attachments that relate directly to your Further Submission that **8E** you would like to upload? *

Yes

No

- Do you have another further submission to make? *

8G

Yes

No

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- Enter the name of the person or organisation who made the original submission that you are further submitting on: *

9A

Alan Williams

- Enter the exact submission point number that you are further submitting on (incorrect numbers may cause your submission to be rejected):

9B

FS21.7

97.1

- I support/oppose (tick applicable) the original submission of the submitter: *

9C

I support this original submission point of the submitter named above

I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
9D

This is consistent with my thinking on land of that development pattern.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
9E

- Yes
 No

- Do you have another further submission to make? *
9G

- Yes
 No

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- Enter the name of the person or organisation who made the original submission
10A that you are further submitting on: *

Dean Williams

- Enter the exact submission point number that you are further submitting on
10B (incorrect numbers may cause your submission to be rejected):

FS21.8

98.1

- I support/oppose (tick applicable) the original submission of the submitter: *
10C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
10D

This submission is consistent with my general submission regarding zoning appropriately for the existing development pattern and land use.

- Do you have any attachments that relate directly to your Further Submission that
10E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
10G

- Yes
- No

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- Enter the name of the person or organisation who made the original submission **11A** that you are further submitting on: *

Oliver Prater

- Enter the exact submission point number that you are further submitting on **11B** (incorrect numbers may cause your submission to be rejected):

FS21.9

101.2

- I support/oppose (tick applicable) the original submission of the submitter: * **11C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.

3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *

11D

This aligns to my thinking that zoning should at least reflect current development patterns, and allow for expansions in well thought out places.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *

11E

Yes

No

- Do you have another further submission to make? *

11G

Yes

No

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- Enter the name of the person or organisation who made the original submission that you are further submitting on: *

12A

John Seward

- Enter the exact submission point number that you are further submitting on 12B (incorrect numbers may cause your submission to be rejected):

FS21.10 107.1

- I support/oppose (tick applicable) the original submission of the submitter: * 12C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
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- The reasons for my support/opposition are: * 12D

This locality is already more densely developed than the density envisaged by the General Rural Zone. Zoning should be applied that suits the development pattern of the area.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? * 12E

- Yes
- No

- Do you have another further submission to make? * 12G

- Yes
- No

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- Enter the name of the person or organisation who made the original submission
13A that you are further submitting on: *

Loralie Sheppard

- Enter the exact submission point number that you are further submitting on
13B (incorrect numbers may cause your submission to be rejected):

FS21.11

108.1

- I support/oppose (tick applicable) the original submission of the submitter: *
13C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

• **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
13D

There is already some light industrial use on this property.
This rezoning proposal would provide good scope for expansion

of this activity in an area that already contains some light
industrial...

- Do you have any attachments that relate directly to your Further Submission that
13E you would like to upload? *

Yes
 No

- Do you have another further submission to make? *
13G

Yes
 No

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- Enter the name of the person or organisation who made the original submission
14A that you are further submitting on: *

Astute Consulting

- Enter the exact submission point number that you are further submitting on
14B (incorrect numbers may cause your submission to be rejected):

- I support/oppose (tick applicable) the original submission of the submitter: *
14C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

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- The reasons for my support/opposition are: *
14D

Zoning should reflect current development patterns. There is little point in zoning for rural land use when the area is already very much dominated with lifestyle blocks.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
14E

- Yes
- No

- Do you have another further submission to make? *
14G

- Yes
- No

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2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form**.

- Enter the name of the person or organisation who made the original submission
15A that you are further submitting on: *

Astute Consulting

- Enter the exact submission point number that you are further submitting on
15B (incorrect numbers may cause your submission to be rejected):

FS21.13 110.7

- I support/oppose (tick applicable) the original submission of the submitter: *
15C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
15D

I disagree that the Oneriri Rural Lifestyle zone area is better suited to general rural. Its development density contains a large number of rural-residential sites over it. I think it is irrelevant to compare it with the lack of such zoning around Mangawhai.

- Do you have any attachments that relate directly to your Further Submission that
15E you would like to upload? *
 - Yes
 - No

- Do you have another further submission to make? *

15G

- Yes
- No

- Council planners have summarised all original submissions and each original submission has a unique reference number, listed below in the Summary of Submissions link below - original submitters may have lodged more than one submission - ensure you carefully enter the correct submission details when you get to the Submission questions!
 - See all of the summarised original submissions here: [Summary of Submissions](#)
 - You can access the entire list of Original Submissions here: [Original Submissions](#)
 - Original submitter contact details can be found here: [Submitter Contact Details](#)

All of the above documents will open in a new window on your computer, you can also download and save them all if you wish.

- **Instructions:**

1. Enter the **Original Submitter's Name** and the **Submission Point Number** you are further submitting on.
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2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form**.

- Enter the name of the person or organisation who made the original submission that you are further submitting on: *

16A

Joe Fletcher Horizon

- Enter the exact submission point number that you are further submitting on (incorrect numbers may cause your submission to be rejected):

16B

111.1

FS21.14

- I support/oppose (tick applicable) the original submission of the submitter: *

16C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
16D

This property falls within the band of rural lifestyle properties that already exist surrounding Mangawhai. These are better zoned rural residential rather than general rural.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
16E

Yes

No

- Do you have another further submission to make? *
16G

Yes

No

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1. Enter the **Original Submitter's Name** and the **Submission Point Number** you are further submitting on.
Ensure accuracy—incorrect details may result in your submission being rejected.
2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form.**

- Enter the name of the person or organisation who made the original submission
17A that you are further submitting on: *

Graham Taylor

- Enter the exact submission point number that you are further submitting on
17B (incorrect numbers may cause your submission to be rejected):

FS21.15 129.1

- I support/oppose (tick applicable) the original submission of the submitter: *
17C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
17D

The land has long had a commercial land use. The zoning of the land should reflect this use.

- Do you have any attachments that relate directly to your Further Submission that
17E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
17G

- Yes
- No

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submission - ensure you carefully enter the correct submission details when you get to the Submission questions!.

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Ensure accuracy—incorrect details may result in your submission being rejected.
2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form.**

- Enter the name of the person or organisation who made the original submission **18A** that you are further submitting on: *

Peter Bull

- Enter the exact submission point number that you are further submitting on **18B** (incorrect numbers may cause your submission to be rejected):

FS21.16 130.1

- I support/oppose (tick applicable) the original submission of the submitter: * **18C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

• **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *

18D

The development pattern in this area is better suited to being rural lifestyle than general rural. Access, if it is not suitable can be forced to be upgraded at the time of subdivision. (It might be painful for the developer, but access will need to be fit for purpose when land is developed). The current state of the access should not be the trigger to have the area zoned for general rural.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *

18E

Yes

No

- Do you have another further submission to make? *

18G

Yes

No

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2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form**.

- Enter the name of the person or organisation who made the original submission that you are further submitting on: *

19A

Federated Farmers of New Zealand

- Enter the exact submission point number that you are further submitting on
19B (incorrect numbers may cause your submission to be rejected):

FS21.17 136.11

- I support/oppose (tick applicable) the original submission of the submitter: *
19C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
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- The reasons for my support/opposition are: *
19D

While oppose was selected, I generally support this submission except that it appears that it omitted the deletion of clause c. The submission wishes to enable farm quarry material to be transported from one site to another, (eg it might be owned and managed in the same farm operation). The clause requiring that it is not exported or removed from the site of origin causes an issue here. Clause C should also be deleted, at least the parts referring to export & removal from the site of origin.

- Do you have any attachments that relate directly to your Further Submission that
19E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
19G

- Yes
- No

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Submissions link below - original submitters may have lodged more than one submission - ensure you carefully enter the correct submission details when you get to the Submission questions!.

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3. If you need to make more than 20 further submissions, **start a new form**.

- Enter the name of the person or organisation who made the original submission **20A** that you are further submitting on: *

Federated Farmers of NZ

- Enter the exact submission point number that you are further submitting on **20B** (incorrect numbers may cause your submission to be rejected):

FS21.18 136.37

- I support/oppose (tick applicable) the original submission of the submitter: * **20C**
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

• **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
20D

Private farm infrastructure should be legitimately dealt with privately

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
20E
 - Yes
 - No

- **Further submissions**

If you have any further submissions to make, please submit this form and start a new one.

Thank you.

- **Thank You for Your Submission**

This is confirmation that your further submission has been successfully received and it will be forwarded to the District Planning Team for analysis. If there are any queries on your further submission, we will contact you either via email or telephone.

Next Steps (Legal Requirement)

- **You must serve a copy of your further submission on the original submitter within 5 working days** of submitting it to the Council.
- This is **your responsibility**.
- Download contact details of original submitters here: [Submitter Contact List](#)

Additional Information:

- If you submitted electronically, **no signature is required**.
- A copy of your submission will be emailed to you shortly.
 - If you don't receive it within a few minutes, check your **spam/junk/updates folders**.
- If you nominated an agent for correspondence, they will also receive a copy.

• [PublicVoice](#)