

Started on 13 December 2025 at 3:44pm | Completed on 13 December 2025 at 11:29pm

## 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 having over 30 years experience operating in the Kaipara District. I wish to provide a positive contribution to the development of the District Plan

- *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: \*

BRT Land Ltd

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

261.1

FS25.1

- 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**

The zoning proposed is right for the land use

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

- 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: \*

BRT Ltd

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

**FS25.2** 261.2

- **4C** I support/oppose (tick applicable) the original submission of the submitter: \*
  - 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.

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

The zoning applied is appropriate for the location against the village of Paparoa

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

- 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  
5A that you are further submitting on: \*

BRT Land Ltd

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

- 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:**
  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: \*  
5D

The proposed zoning provides an appropriate expansion of residential development for Paparoa

- 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: \*

Northland Fish and Game

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

267.21

FS25.4

- 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

I am a surveyor with over 30 years experience operating in the Kaipara District. I am also a farmer with roots in the area going back to the 1870's. I appreciate that Fish & Game would like to protect wetland areas. Wetland areas are not as common as they once were, and they are very important for water quality and wildlife. But excluding land drainage will have wider implications. It is important that stormwater management is not impeded. Where waterways are not maintained, they can clog with vegetation, silt and other debris. Flooding damage can be minimised with appropriate channel management.

Heartbreaking and sometimes fatal consequences of flooding can be minimised with appropriate earthworks to maintain waterways. Appropriate drainage on farmland enables the land to be better cultivated or grazed with livestock. Choosing wisely about where drainage is undertaken or maintained, and where existing wetlands need to be protected, or new wetlands established are all part of good land stewardship.

- 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: \*

J Grigg

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

FS25.5

273.1

- 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:**

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- The reasons for my support/opposition are: \* **7D**

The area is already characterised with rural lifestyle properties, rather than general rural development pattern

- 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: \*

A Bailey

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

296.1

FS25.6

- 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.
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: \* **8D**

I think the 4000 m<sup>2</sup> minimum size should be left as-is. Site constraints generally lead to a reduction in overall size/density anyway

- 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

Bream Tail Residents association

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

9B

300.36

FS25.7

- 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

With respect to 47 Cullen Street, there is an existing subdivision consent in place to create residential sections on this property in accordance with the zoning in the operative plan. The standards requested will not be appropriate for the residential properties. The existing consent will stand.

- 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: \*

D Smith

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

303.1

FS25.8

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

The rural residential nature of this general area means that it is not appropriate to be zoned general rural.

- 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: \*

Director General of Conservation

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

304.74

FS25.9

- 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:**

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- The reasons for my support/opposition are: \*

11D

Maximum of 150 m<sup>2</sup> vegetation clearance threshold is too small to achieve almost all activities. It would mean that almost all activities would be subject to resource consenting. There has been good will and positive intent established by the likes of the KMR in the Kaipara District where there has been a lot of good work done with protection of indigenous vegetation and ecosystems, and the establishment of new areas. A heavy handed approach for landowners to undertake specific projects on their properties runs the risk of undoing what has been achieved, and what should continue to be done.

- 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  
12A that you are further submitting on: \*

Horizon Surveying & Land Development

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

FS25.10 315.4

- 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

In general I support the rural lifestyle zone as a transition zone between rural and residential environments, and in locations where the existing development pattern is already developed more intensively than the general rural zone would have. I disagree that the Pahi peninsula should be zoned rural. There remain only 2 or 3 land holdings that are larger on the entire peninsula. It would be better to zone the entire peninsula rural residential, except for the residential areas at the southern end.

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

- 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: \*

Horizon Surveying

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

315.9

FS25.11

- 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.
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- The reasons for my support/opposition are: \*

13D

I agree that the smaller settlements across the district may be better served using a settlement zone that enables a more eclectic mix of land use that has traditionally occurred in these settlements. While the zonings will work as they are now, in the PDP, the use of a Settlement zoning is worth considering.

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

13E

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: \*

Horizon Surveying & Land Development

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

FS25.12

315.12

- 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:**

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: \*  
14D

I agree with the submission

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

- Yes
- No

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

- 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.  
*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 **15A** that you are further submitting on: \*

S Paxton-Penman

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

344.3

FS25.13

- 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 agree that the site could be considered an extension of the residential area created with the Twin Streams development. Not having reticulated sewage available to the site (or Paparoa as a whole) could influence lot size, depending on how it was designed.

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

15E

- 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!.

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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 that you are further submitting on: \*

16A

WS & R Smellie and McConaughy Family Trusts

- Enter the exact submission point number that you are further submitting on 16B (incorrect numbers may cause your submission to be rejected):

FS25.14

349.1

- 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

I agree that the property should have a rural residential zoning.

- 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

- 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](#)
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  - 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.  
*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: \*

N Harre

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

351.1

FS25.15

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

Subdivision can be undertaken to achieve many different goals.

This might be to regularise a fragmented cadastre so that like land can be put together, or land that is split by a road can be regularised so that two titles that are both severed by the road are altered so that each side of the road will be on its own title.

It might alter the alignment of boundaries between two properties to reflect the occupation that might have been a long standing hand shake agreement between parties, where this might preserve treasured bush area from being damaged to clear a line along the actual boundary to survey and fence the actual boundary line. A trigger for this might be when one of the owners is becoming elderly and can no longer manage the property and must sell it to new people who might not share the same fondness for the bush area.

I think a blanket ban on subdivision could be detrimental to an Outstanding Natural Landscape in certain circumstances. If landowners are faced with expensive consenting to undertake something simple, this might lead them to take the cheaper option and just push the line through the treasured bush area so they can fence the boundary.

- 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

## • 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](#)