

Further Submission on Kaipara PDP

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Date: 15 December 2025

Re: Further Submission on the Proposed Kaipara District Plan (PDP)

Further Submission Information:

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

Bruce Nelder of B & C Family Trust and Nelder Farms Ltd has an interest greater than the interest the general public as the submission points identified within this further submission.

Bruce Nelder of B & C Family Trust and Nelder Farms Ltd made an original submission on the PDP (Submission 362).

Bruce Nelder of B & C Family Trust and Nelder Farms Ltd could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Bruce Nelder of B & C Family Trust and Nelder Farms Ltd further submission relates to are attached.

Bruce Nelder of B & C Family Trust and Nelder Farms Ltd supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Bruce Nelder of B & C Family Trust and Nelder Farms Ltd wishes Kaipara District Council (KDC) to make with respect to each submission point are also contained in the attached document.

Bruce Nelder of B & C Family Trust and Nelder Farms Ltd wishes to be heard in support of these further submissions

Horizon Surveying and Land Development Ltd



Joe Fletcher
on behalf of Bruce Nelder of B & C Family Trust and Nelder Farms Ltd



Horizon Surveying and Land Development – PDP Further Submission

Sub point #	Submitter Name	Plan Section & Provision	Oppose / Support	Reasons	Relief Sought
FS38.1	S177.9 Mangawhai Matters Inc	RETAIN overlays identifying areas of the district that already contain sufficient residentially zoned land and limiting any further zone changes, such as the Mangawhai/Hakaru Managed Growth Area. OR Any further, alternative or consequential amendments.	Oppose	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Reject
FS38.2	S288.2 Strategic Property Limited as Development Manager of Mangawhai Central	RETAIN the Mangawhai-Hakaru Managed Growth Area.	Oppose	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Reject
FS38.3	S332.47 Northland Regional Council	RETAIN the Mangawhai / Hakaru Managed Growth Area and related provisions.	Oppose	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Reject

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FS38.4	S217.1	Cato Bolam Consultants Limited	AMEND the zone for the area identified on the Mangawhai Spatial Plan (Figure 3-4-5 Preferred Growth Option) from General rural zone to Rural lifestyle zone AND any other relief that is consistent with and/or consequential to the submission.	Support	The introduction of the Rural Lifestyle Zone (RLZ) is supported as a tool to provide a transition between the rural and residential environments. However, the current zoning omits this location where this transition has already occurred, and rural lifestyle development is established.	Accept
FS38.5	S110.6	Astute Consulting	AMEND zoning maps to include a lifestyle zone around Mangawhai (no map provided).	Support	The introduction of the Rural Lifestyle Zone (RLZ) is supported as a tool to provide a transition between the rural and residential environments. However, the current zoning omits this location where this transition has already occurred, and rural lifestyle development is established.	Accept
FS38.6	S291.10	Tovolea Farm Ltd	AMEND the Proposed District Plan to apply the Rural lifestyle zone at the urban fringe consistent with the Harbour Overlay in the Operative Plan and reconsider or remove the Mangawhai/Hakaru Managed Growth overlay, particularly where it contradicts the intentions of the	Support in part	The introduction of the Rural Lifestyle Zone (RLZ) is supported as a tool to provide a transition between the rural and residential environments. However, the current zoning omits this location where this transition has already occurred, and rural lifestyle development is established.	Accept in part

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		operative plan and structure/spatial plans.				
FS38.7	S50.10	Evolve Planning and Landscape Architecture	AMEND the zoning within Mangawhai and Hakaru from General rural zone to Rural lifestyle zone.	Support in part	The introduction of the Rural Lifestyle Zone (RLZ) is supported as a tool to provide a transition between the rural and residential environments. However, the current zoning omits this location where this transition has already occurred, and rural lifestyle development is established.	Accept in part
FS38.8	S50.2	Evolve Planning and Landscape Architecture	DELETE the Mangawhai/Hakaru Managed Growth Overlay from the District Plan and associated provisions.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.9	S231.7	S Cullen	DELETE the Mangawhai/Hakaru Managed Growth Area spatial extent. AND Any necessary consequential amendments.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.10	S247.15	Foodstuffs North Island Limited	DELETE the Mangawhai/Hakaru Managed Growth Area spatial extent. AND	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may	Accept

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		Any necessary consequential amendments.		constrain development opportunities that are otherwise appropriate and feasible.		
FS38.11	S290.1	Te Whai Bay Wines	DELETE the Mangawhai-Hakaru Managed Growth Area.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.12	S362.2	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	DELETE the Mangawhai-Hakaru Managed Growth Area overlay.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.13	S256.6	P Ryan	DELETE the Mangawhai/Hakaru Managed Growth Area overlay. OR AMEND and refine the Mangawhai/Hakaru Managed Growth Area overlay. AND Any necessary consequential amendments.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept

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FS38.14	S291.1	Tovolea Farm Ltd	DELETE the Mangawhai/Hakaru Managed Growth Area. AND Any other relief that is consistent with and/or consequential to this submission.	Support in part	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept in part
FS38.15	S293.8	Vermont Street Partners Limited	DELETE the Mangawhai-Hakaru Managed Growth Area overlay from the rural environment surrounding Mangawhai. AND Any further necessary consequential amendments.	Support in part	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept in part
FS38.16	S217.29	Cato Bolam Consultants Limited	DELETE or reconsider the Mangawhai/Hakaru Managed Growth Area where it contradicts the intentions of the Operative District Plan and the Mangawhai Spatial Plan (Figure 3-4-5 "Preferred Growth Option"). AND Any other relief that is consistent with and/or	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept

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		consequential to the submission.			
FS38.17	S77.4 Richard (Rick) Ruiterman	DELETE the Mangawhai/Hakaru Managed Growth Area overlay from the rural areas of Mangawhai.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.18	S7.1 David Medland-Slater	DELETE the Mangawhai / Hakaru Managed Growth Area	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.19	S331.24 Northland Holdings 2016 Limited	DELETE the Mangawhai/Hakaru Managed Growth Area from the rural environment surrounding Mangawhai. OR AMEND the application of the Mangawhai/Hakaru Managed Growth Area to refine it. AND	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept

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		Any further necessary consequential amendments required to achieve the relief sought.				
FS38.20	S110.1	Astute Consulting	DELETE SUB-P12 Subdivision in the Mangawhai/Hakaru Managed Growth Area. AND DELETE all the subdivision rules relating to the Mangawhai/Hakaru Managed Growth Area. AND AMEND the subdivision rules applicable to the rest of the District to apply to the Mangawhai/Hakaru Managed Growth area.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.21	S151.3	Mangawhai Bush Estate	AMEND the zoning of 1083 Kaiwaka Mangawhai Road from General rural zone to Rural lifestyle zone.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept
FS38.22	S217.1	Cato Bolam Consultants Limited	AMEND the zone for the area identified on the Mangawhai Spatial Plan	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning	Accept

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FS38.23

		(Figure 3-4-5 Preferred Growth Option) from General rural zone to Rural lifestyle zone. AND Any other relief that is consistent with and/or consequential to the submission.		development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	
S50.10	Evolve Planning and Landscape Architecture	AMEND the zoning within Mangawhai and Hakaru from General rural zone to Rural lifestyle zone. AND Could include areas identified as Rural lifestyle in the Exposure Draft District Plan as well as areas that have been approved for rural lifestyle subdivisions after the Exposure Draft District Plan was prepared.	Support	The Managed Growth Area is also not supported in its current form. While it is acknowledged the goal of aligning development with infrastructure provision, the overlay imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	Accept