



Further Submission on Proposed Kaipara District Plan
 Clause 7 of Schedule 1, Resource Management Act 1991 (Form 6)

To: Kaipara District Council (via email: districtplanreview@kaipara.govt.nz)

1. SUBMITTER DETAILS

Name of Further Submitter: Foundry Group Limited (formerly Cabra Mangawhai Limited) and Pro Land Matters Company Limited own and have an interest in land greater than the public generally at Black Swamp and Raymond Bull Roads Mangawhai. The landownership and area of interest are shown in the figures below:

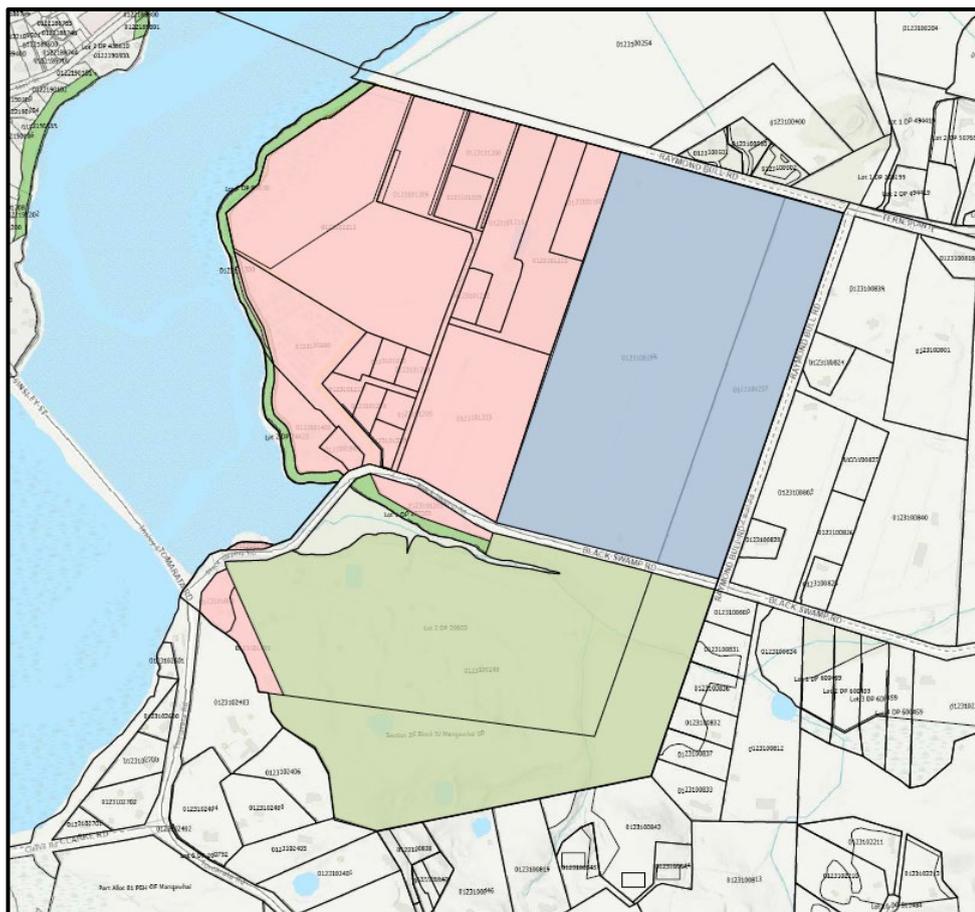


Figure 1: Landownership - Cabra Mangawhai Limited (blue) and Pro Land Matters Company Limited (green). The pink coloured properties are within the Plan Change area but are not owned by the Submitter's

This is a further submission on the Proposed Kaipara District Plan (“PKDP”). Original submitter number 216.

2. ELIGIBILITY TO MAKE A FURTHER SUBMISSION

Foundry Group Limited (formerly Cabra Mangawhai Limited) and Pro Land Matters Limited have an interest in the District plan review greater than the interest that the general public because they are owners of land and users of resources directly affected by the Proposed Plan, its zoning and provisions. Specifically, Foundry Mangawhai Limited and Pro Land Matters Company Limited are the proponents of a private plan change for their land that is well advanced, with a hearing scheduled for mid-February 2026. Private Plan Change 85 – Mangawhai East was submitted prior to notification of the PKDP.

The proposed PKDP zoning for the Submitters’ land is overall inappropriate and will not achieve sound resource management outcomes for either the subject land and surrounding area, or Kaipara District. The proposed zoning in the PKDP also does not reflect Spatial planning documents, which is any event are outdated and do not properly reflect the current legislative decision making framework.

3. HEARING OF SUBMISSION

The submitter’s wish to be heard in support of their submission.

Yours sincerely



Burnette O’Connor

The Planning Collective Limited

(person authorised to sign on behalf of submitter)

Date: 15th December

Address for Service:

Foundry Group Limited (formerly Cabra Mangawhai Limited) and Pro Land Matters Company

C/- The Planning Collective Limited

PO Box 591

Warkworth, 0941

Attn: Burnette O’Connor

Email: burnette@thepec.co.nz

Phone: 021 422 346

Preferred Method of contact: Email

FURTHER SUBMISSION

For ease of reference in this submission, and noting that there are a number of similar (particularly regarding the Mangawhai/Hakaru Growth Area Overlay), these submissions have been grouped – as the reasons for supporting and allowance remain the same.

	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) of the submission be allowed (or disallowed)
FS50.1	Evolve Planning and Landscape Architecture	50	50.2	Support	<p>The Submitters support the deletion of the Mangawhai/Hakaru Managed Growth Area for the following reasons:</p> <ul style="list-style-type: none"> The policy structure is flawed. Limiting growth in the Mangawhai / Hakaru Managed Growth Area, whilst enabling ad hoc growth elsewhere in the rural areas does not achieve outcomes consistent with sound resource management practice and will not achieve the purpose or principles of the RMA. This policy direction will potentially generate the type of adverse effects that have resulted in the cadastral and development pattern in the mapped 'Managed Growth Area'. The Plan should provide clear but positive direction for growth including mapping of areas for growth now and in the future. The Managed Growth Area does not appear to have been ground-truthed; 	Seek the deletion of the Mangawhai/Hakaru Managed Growth Overlay to be allowed.
FS50.2	S Cullen	231	231.7	Support		
FS50.3	Foodstuffs North Island Limited	247	247.15	Support		
FS50.4	Te Whai Bay Wines	290	290.1	Support		
FS50.5	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	362	362.2	Support		
FS50.6	P Ryan	256	256.6	Support		
FS50.7	Vermont Street Partners Limited	293	293.8	Support		
FS50.8	Cato Bolam Consultants Limited	217	217.29	Support		
FS50.9	Moir Point Park Developments	280	280.3	Support		

FS50.10	Moir Point Park Developments	280	280.4	Support	<p>applies to a significant area, including applying to the existing urban areas of Mangawhai and Mangawhai Heads.</p> <ul style="list-style-type: none"> Restricting growth in the Managed Growth Area and requiring any subdivision resource consent to be assessed as a Discretionary activity is providing insufficient guidance and is imposing significant costs and limitations on landowners within the mapped area for at least the next 10-years (life of the District Plan). A more directive and managed approach is required, for example by identifying defined areas for rural living opportunities to be provided, thus minimising reverse sensitivity effects and effects on productive rural land and associated horticultural and farming activities. The PKDP needs to clearly state the short, medium and long-term vision for the growth of Mangawhai and set clear strategic objectives and policies to achieve the required and desired outcome that reflects the legal requirements to provide for growth whilst also reflecting the type and nature of growth the community wants. The 'Managed Growth' area does not achieve
FS50.11	Horizon Surveying & Land Development	315	315.5	Support	
FS50.12	J Warden	319	319.2	Support	
FS50.13	David Medland-Slater	7	7.1	Support	
FS50.14	Thelma and Louise Mangawhai Limited	348	348.7	Support	
FS50.15	Thelma and Louise Mangawhai Limited	348	348.8	Support	
FS50.16	Adam Booth	67	67.5	Support	
FS50.17	Northland Holdings 2016 Limited	331	331.24	Support	
FS50.18	Murphy Property Development Limited	282	282.8	Support	
FS50.19	Astute Consulting	110	110.1	Support	

				this outcome.		
FS50.20	Bruce Yang	78	78.1	Oppose	<p>The Submitter’s oppose retention of the Mangawhai/Hakaru Managed Growth Area for the following reasons:</p> <ul style="list-style-type: none"> The policy structure is flawed. Limiting growth in the Mangawhai / Hakaru Managed Growth Area, whilst enabling ad hoc growth elsewhere in the rural areas does not achieve outcomes consistent with sounds resource management practice and will not achieve the purpose or principles of the RMA. This policy direction will potentially generate the type of adverse effects that have resulted in the cadastral and development pattern in the mapped ‘Managed Growth Area’. The Plan should provide clear but positive direction for growth including mapping of areas for growth now and in the future. The Managed Growth Area does not appear to have been ground-truthed; applies to a significant area, including applying to the existing urban areas of Mangawhai and Mangawhai Heads. Restricting growth in the Managed Growth Area and requiring any subdivision resource consent to be assessed as a Discretionary activity is 	We seek that submissions seeking retention of the Mangawhai/Hakaru Managed Growth Overlay be disallowed.
FS50.21	Strategic Property Limited as Development Manager of Mangawhai Central	288	288.2	Oppose		
FS50.22	Mangawhai Matters inc.	177	177.9	Oppose		
FS50.23	Northland Regional Council	332	332.47	Oppose		

				<p>providing insufficient guidance and is imposing significant costs and limitations on landowners within the mapped area for at least the next 10-years (life of the District Plan).</p> <ul style="list-style-type: none"> • A more directive and managed approach is required, for example by identifying defined areas for rural living opportunities to be provided, thus minimising reverse sensitivity effects and effects on productive rural land and associated horticultural and farming activities. • The PKDP needs to clearly state the short, medium and long-term vision for the growth of Mangawhai and set clear strategic objectives and policies to achieve the required and desired outcome that reflects the legal requirements to provide for growth whilst also reflecting the type and nature of growth the community wants. The 'Managed Growth' area does not achieve this outcome. 		
FS50.24	Kevin Eddington	43	43.1	Oppose	The submissions are opposed because of the re-zoning of this area, in so far that the land of interest to the Submitter's is proposed to be zoned a mix of urban zones as per the detailed analysis and assessments that form the basis of Proposed Plan Change 85 to the Operative District	Seek the whole part to be disallowed.
FS50.25	Matthew Dunning	37	37.2	Oppose		
FS50.26	Kirsti Burns	38	38.1	Oppose		
FS50.27	A&J Rutherford	295	295.1	Oppose		
FS50.28	A&J Rutherford	295	295.7	Oppose		

				<p>Plan.</p> <p>The submission seeks that the land be zoned urban now on the basis of the technical reports that support Private Plan Change 85. However Future Urban would be a more appropriate zoning than General Rural, if the land is not zoned as per the proposed zoning map above. The land is on the fringe of Mangawhai and an appropriate zoning is required to ensure this area is available for urban growth. The signalled national direction “Going for Growth” and the fact that Kaipara is Urban Environment means that capacity for urban growth and development has to be provided in a strategic, long-term manner.</p>		
FS50.29	Mangawhai Matters Inc.	177	177.4	Oppose	<p>The transport and deposit of sediment is not a Natural Hazard; it is a potential by product of natural hazards. We oppose the submission seeking that sediment transfer be addressed in the Natural Hazards section. This will add confusion in terms of the implementation of the Plan.</p>	Disallow in full
FS50.30	Mangawhai Matters Inc.	177	177.5	Oppose in Part	<p>Oppose a mapped overlay because all earthwork activities in the District should be managed consistently as all receiving environments are or will become vulnerable to sedimentation over time.</p> <p>Support clear consistent controls to effectively control and manage earthworks activities to</p>	Allow in part, disallow in part.

				ensure the adverse sedimentation effects of earthworks are avoided to the greatest extent practicable.		
FS50.31	Astute Consulting Limited	110	110.5	Support	The Submitter's support deletion of the Mangawhai / Hakaru Managed Growth Area and agree that the overlay and related provisions are inappropriate in terms of resource management and also inconsistent with the National Planning Standards.	The submission should be allowed.
FS50.32	Cato Bolam Consultants Limited	217	217.1	Oppose in Part	Support the submissions so far that they recognise that the Mangawhai/Hakaru Growth area is not fit for purpose. The Submitter's oppose the blanket approach that the identified land area should be zoned rural lifestyle in its entirety, particularly in relation to the Submitter's land that is subject to Proposed Private Plan Change 85 to the Kaipara District Plan.	That the submission be partly disallowed.
FS50.33	Evolve Planning and Landscape Architecture	50	50.10			
FS50.34	Loralie Shepherd	128	128.2			
FS50.35	Tovolea Farm Ltd	291	291.10			
FS50.36	Astute Consulting Limited	110	110.6			
FS50.37	Murphy Property Development Limited	282	282.6	Support in part	Support the submission seeking to change the zoning of land at 213 Black Swamp Road (Lot 1 DP529142) from General Rural to Residential zoning noting that part of the land sits in proximity to the Submitter's land and would form a co-ordinated growth strategy to the east of	The submission be allowed in part – To the extent that the land beyond the Plan Change 85 area be zoned Rural- Residential.

				Mangawhai for the plan period.		
				The wider area identified by submitter #282 forms part of a comprehensive re-zoning area in so far that the Submitter's are seeking a private plan change to zone their land a mix of urban zones as per the detailed analysis and assessments that form the basis of Proposed Plan Change 85 to the Operative District Plan.		
FS50.38	Astute Consulting Limited		110.5	Support in Part	<p>Support clear and robust provisions to manage earthwork activities to ensure sedimentation effects on receiving environments are avoided to the greatest extent practicable.</p> <p>All receiving environments are sensitive to the adverse effects of sedimentation and appropriate and consistent plan provisions are required.</p> <p>Overlays are not required because the provisions should apply to all activities that can generate sedimentation so that the adverse effects can be managed for all receiving environments.</p>	Allow in part.
FS50.39	Phil McDermott	255	255.8	Support	Support clear and robust provisions to manage earthwork activities to ensure sedimentation effects on receiving environments are avoided to the greatest extent practicable.	Allow
FS50.40	Phil McDermott	255	255.2	Support in part	Support in part the need for new infrastructure to be designed to withstand flood hazards.	Allow in part
FS50.41	Phil McDermott	255	255.3	Oppose	Cannot demonstrate factual basis to prohibit	Disallow

					development in identified areas.	
FS50.42	Phil McDermott	255	255.4	Support	Support opportunities for areas to provide floodwater retention and management to better improve flood resilience elsewhere.	Allow
FS50.43	Pacific Coast Surveys Ltd	144	144.1	Support	The Plan provisions should be amended to give effect to the NPS UD – Mangawhai is Urban Environment by definition and therefore the NPS UD applies to Kaipara District.	Allow
FS50.44	Pacific Coast Surveys Ltd	144	144.2	Support	The urban provisions of the PKDP need to be amended to respond to the NPS UD.	Allow
FS50.45	Pacific Coast Surveys Ltd	144	144.3	Support	The urban provisions of the PKDP need to be amended to respond to the NPS UD.	Allow
FS50.46	Pacific Coast Surveys Ltd	144	144.4	Support	The urban provisions of the PKDP need to be amended to respond to the NPS UD.	Allow
FS50.47	Pacific Coast Surveys Ltd	144	144.11	Support in Part	Support the submission in part regarding 25 Windsor Way (Lot 8 DP 565865) regarding the amendment of zoning to General Rural – however the site forms part of a comprehensive re-zoning as reflected in Proposed Private Plan Change 85 to the Operative District Plan. The proposed commercial zoning is opposed as it will result in a poorly coordinated zoning pattern and is not consistent with Proposed Private Plan Change 85.	Allow the submission in part, in so far that it promotes the change from General Rural to an urban zoning. The proposed commercial zoning is opposed as it will result in a poorly coordinated zoning pattern and is not consistent with Proposed Private Plan Change 85.
FS50.48	P Ryan	256	256.23	Support in Part	Support the submission regarding 35 Black Swamp Road (Lot 1 DP 74423) to the extent it seeks to change the zoning of land at Black Swamp from General Rural to urban zones. However, the site forms part of a comprehensive re-zoning area as	We seek the submission to be allowed in so far that it promotes the change from General Rural to General Residential – however seek to ensure that the zoning remains

FS50.49

				proposed by Private Plan Change 85 to the Operative District Plan and the zoning should reflect the outcome of PPC85.	aligned the suggested zoning of the submitter and alignment to PC85.
S & R Brunt	285	285	Support	Support the submission to: <ul style="list-style-type: none">• Delete the Mangawhai / Hakaru Managed Growth Area; and• To zone the area adjacent to the Plan Change 85 area to Rural Lifestyle as it provides a practical and efficient response to the transition between the proposed urban boundary and the rural zoning beyond.	Allow the submission