

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

*Clause 7 of Schedule 1, Resource Management Act 1991*

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

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

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

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

**1. Further submitter details** *(mandatory information)*

**Full name of individual/organisation making further submission:**

**Contact person** *(if different from above):*

**Email address:**

**Postal address:**

**Postcode:**

**Preferred method of contact:**

**Email**

**Post**

**Contact phone number:**

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

**Yes**

**No**

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

**Agent email address:**

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

I am (select one of the following options):

A person representing a relevant aspect of the public interest.

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

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

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

The local authority

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

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

OR

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

### 4. Request to be heard at hearings

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

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

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

Yes

No

#### **Signature of further submitter:**

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

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

**Date**

## Important information:

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

## Note to person making submission:

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

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

## Send your further submission:

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

OR

**Email to:** [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz)

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

**Please refer to District Plan Review on our website [www.kaipara.govt.nz](http://www.kaipara.govt.nz) where all information and updates are located.**

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

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

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

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

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



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

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

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

Or download from the link below

[Download the Original Submitter Contact List](#)

Further submission and response to submissions – 01 December 2025.

The following submissions were made in relation to the proposed rezoning of the land to the south of the Baylys Beach Town Ship. These submissions were made generally by:

**K Clarke: a general overview of these submissions are:**

- Low demand, only 10 minutes to Dargaville, no need for the proposed commercial zoning.
- Unnecessary, unsold sections in sunset drive subdivision, infrastructure as inadequate for local needs now (water, storm, drainage, foot paths, bus stops).

**Sara Allsop:**

Four point general outline.

1. Environmental and ecological impact.
2. Storm water and infrastructure.
3. Water supply and resource capacity.
4. Demand for development.

**Lorraine & Roger Guy**

Outline: amend due to feeling that proposed residential zoning change is too large. Concern that Dargaville is 10 minutes away. Water supply is low. Storm water runs off to lower sections (ours).

**Wendy Robinson**

Outline: It is not considered that the commercial centre hierarchy will be achieved by this rule framework as there is no differentiation in the rules or standards guarding village neighbourhood centres from inappropriate activity.

**General Further Submissions**

Our general further submissions in relation to the above is:

1. The process of the KDC's proposed district plan is one restricted to a rezoning, it doesn't propose an actual Building Consent. Any ecological, Environmental, Storm water and infrastructure, Water supply and resource capacity and Demand for development. Would need to be dealt with separately in a Building Consent.
2. The land that is proposed for rezoning borders the golf course, this is a different property product than the lots in sunset west.
3. Any storm water and infrastructure would need to be implemented in the event of a development, so all concerns can be dealt with.

4. The land proposed for rezoning is part of the same property that owns the gully and to the high water mark, any development would allow the land owners to ensure ecological sustainability of lands that actually have ecological impact, of flora and fauna. The proposed land has no ecological species that can be protected.

## Meagan Walters

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**From:** James Diamond <james@diamonddlaw.com.au>  
**Sent:** Tuesday, 13 January 2026 1:13 pm  
**To:** District Plan Review  
**Subject:** RE: Queries on your Further Submission

**CAUTION:** This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Meagan,

Thank you very much for the below, please see the below table filled out.

If I can be of any further assistance, please let me know!

Kind regards,  
James Diamond

**Security Warning:** Under advice from the Queensland Law Society and due to reports of increasing attempted frauds on law firms relating to the transfer of money, we request that YOU DO NOT act on any communication asking you to transfer or deposit money without first contacting us by telephone to verify the account numbers and confirm the authenticity of the request.

Individual liability limited by a scheme approved under professional standards legislation.

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**From:** District Plan Review  
**Sent:** Monday, 12 January 2026 10:36 AM  
**To:** James Diamond  
**Subject:** Queries on your Further Submission  
**Importance:** High

Hi James

Thank you for your further submission on the Proposed Kaipara District Plan. It is not clear from your further submission which submission points you wish to comment on and your position, which the RMA requires. Could you please help us by completing the last two columns in the following table so that we can record this as a valid further submission?



	zone of the large lots north and south of the existing Baylys Beach settlement to General rural zone (inferred).		
Sara Allsop <b>FS59.3</b>	9.1 DELETE the proposed rezoning of land on Ripiro Drive and around Baylys Beach. AND Prioritise long-term environmental sustainability and community wellbeing over short-term pressure for development.	Yes	Oppose
Lorraine & Roger Guy <b>FS59.4</b>	238.1 AMEND the zoning map for Baylys Beach to reduce the extent of the residential area.	Yes	Oppose
<b>FS59.5</b>	238.2 AMEND the zoning for Baylys Beach to reduce the extent of the commercial area.	No	Oppose
	238.3 No specific decision requested, however the submission considers that the 600m2 lots proposed for Baylys Beach is very small and that many lots would impact runoff going down towards the beach. The septic tank system would have to be addressed.	Yes	Oppose

Many thanks

Ngā mihi  
Meagan



**Meagan Walters | Planning Administrator**

Kaipara District Council, Private Bag 1001, Dargaville 0340

**Freephone:** 0800 727 059 | 09 439 3123 | 021 392 218

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[www.kaipara.govt.nz](http://www.kaipara.govt.nz)

In the Office = | Working from home =

Rāhina Monday	Rātū Tuesday	Rāapa Wednesday	Rāpare Thursday	Rāmere Friday