

**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

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.)



The further submitter has an interest in landholdings in the district including as a prospective purchaser of land affected by the proposed plan provisions.

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

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) of the submission be allowed or disallowed)
FS94.1	Matthew Dunning	37	37.2	Oppose	The submitter seeks that the General Rural Zone on the eastern side of the estuary in Mangawhai be retained. This fails to recognise the existing subdivision pattern here, the potential land here has as residential, and the potential for such subdivision to enhance and protect the natural environment.	Disallow
FS94.2	Kirsti Burns	38	S38.1	Oppose	The submitter seeks that the General Rural Zone be retained to the east of Mangawhai Estuary - the south eastern rural corridor to Mangawhai and within the coastal environment. This fails to recognise the existing subdivision pattern here, the potential land here has as residential, and the potential for such subdivision to enhance and protect the natural environment.	Disallow
FS94.3	P Ryan	256	S256.23	Support	The submitter seeks to amend the zoning of the properties located along Black Swamp Road, Mangawhai from General rural zone to Large Lot Residential zone similar to the Large Lot Residential Zone proposed in the Draft District Plan. Or amend the zoning of the properties located along Black Swamp Road, Mangawhai from General rural zone to a Special Purpose Residential Zone which reflects the current cadastral pattern and land use. The submission is supported noting that the character and amenity of this area, potential for subdivision and existing cadastral pattern do not fit within the purpose or outcomes of the General Rural Zone.	Allow in full
FS94.4	John Seward	107	107.1	Support in part	The submitter seeks to rezone the area around 34 Raymond Bull Road, Mangawhai from General Rural Zone in this area and re zone to Rural lifestyle zone. This recognises the existing subdivision pattern the and potential land here has as rural residential, including the potential for that to enhancement and protect the natural environment. The submission is supported noting that the character and amenity of this area, potential for subdivision and existing cadastral pattern do not fit within the purpose or outcomes of the General rural zone.	Allow to the extent that a large lot residential zone or Special purpose rural residential zone may be more appropriate
FS94.5	Murphy Property Development	282	282.1	Support	The submission point provides the necessary scope to give effect to	Allow in full

	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)
	Limited				the National Policy Statement on Urban Development and National Policy Statement on Highly Productive Land	
FS94.6	Murphy Property Development Limited	282	282.3	Support	The zoning framework within the Proposed District Plan is narrow, and rural residential / lifestyle development in existing areas is unnecessarily constrained	Allow in full
FD94.7	Murphy Property Development Limited	282	282.5	Support	Amendments to the Strategic Direction chapter are supported to include policies for all objectives which provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction and set an umbrella framework to guide the remainder of the Proposed District Plan.	Allow in full
FS94.8	Murphy Property Development Limited	282	282.6	Support	The rezoning of the Black Swamp Road area (including submitter's site at 213 Black Swamp Road, Lot 1 DP 529142 and properties along Black Swamp Road) from General rural zone to either Large lot residential zone or Special purpose rural residential zone is supported. The properties located within this area and their character and amenity are consistent with the intended purpose of the General residential zone or Large lot residential zone, and do not fit within the purpose of the General rural zone.	Allow in full
FS94.9	Murphy Property Development Limited	282	282.8	Support	The submission seeks the deletion or refinement of the Mangawhai/Hakaru Managed Growth Area and associated provisions, including SD-UFD-P7, SUB-P12, SUB-R3.11 and SUB-R4.4. The Mangawhai/Hakaru Managed Growth Area limits the opportunities to realise growth and rural lifestyle living in the part of the district with the most ability to generate contributions. The provisions will severely detract investment and growth and unfairly restrict the ability of landowners affected to provide for their economic wellbeing.	Allow in full
FS94.10	Murphy Property Development Limited	282	282.9	Support	The provision of infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation.	Allow in full
FS94.11	Murphy Property Development Limited	282	282.10	Support	The deletion of SUB-P12 is supported	Allow in full
FS94.12	Murphy Property Development Limited	282	282.11	Support	The deletion of SUB-R3.11 and SUB-R3.12 is supported	Allow in full

	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)
FS94.13	Murphy Property Development Limited	282	282.13	Support	The spatial layers listed do not include reference to Precincts nor does it reference the proposed Mangawhai/Hakaru Managed Growth Area.	Allow in full
FS94.14	Murphy Property Development Limited	282	282.14	Support	The provisions do not provide any direction for split zoned sites.	Allow in full
FS94.15	Murphy Property Development Limited	282	282.15	Support	The retention of SD-VK-O1 as notified is supported.	Allow in full
FS94.16	Murphy Property Development Limited	282	282.16	Support	The retention of SD-VK-O4 as notified is supported.	Allow in full
FS94.17	Murphy Property Development Limited	282	282.17	Support	The retention of SD-VK-O7 as notified is supported.	Allow in full
FS94.18	Murphy Property Development Limited	282	282.18	Support	The retention of SD-UFD-O5 as notified is supported.	Allow in full
FS94.19	Murphy Property Development Limited	282	282.19	Support	The retention of SD-UFD-P1 as notified is supported.	Allow in full
FS94.20	Murphy Property Development Limited	282	282.20	Support	SUB-O2 applies to all subdivision within urban zones, which include commercial, light and heavy industrial zones. The objective is too narrow to accommodate all types of subdivision in all urban zones.	Allow in full
FS94.21	Murphy Property Development Limited	282	282.21	Support	SUB-O3 fails to acknowledge rural lifestyle subdivision.	Allow in full
FS94.22	Murphy Property Development Limited	282	282.22	Support	Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.	Allow in full
FS94.23	Murphy Property Development Limited	282	282.23	Support	This policy has been framed with a narrow lens, it fails to consider practical onsite solutions for servicing nor does it provide for servicing of the Rural lifestyle zone.	Allow in full
FS94.24	Murphy Property Development Limited	282	282.24	Support	The policy as drafted is limited to residential zones. The Proposed District Plan proposes a single residential zone, and recreation spaces are more commonly provided and used within commercial spaces.	Allow in full
FS94.25	Murphy Property Development Limited	282	282.25	Support	The deletion of policy SUB-P6 is supported	Allow in full
FS94.26	Murphy Property Development Limited	282	282.26	Support	The amendments to policy SUB-P7 are supported. The policy as worded is neither efficient nor effective.	Allow in full
FS94.27	Murphy Property Development Limited	282	282.27	Support	New policies which reflect appropriate subdivision within each urban zone are supported.	Allow in full
FS94.28	Murphy Property Development Limited	282	282.28	Support	The retention of GRZ-O1 is supported	Allow in full

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FS94.29	Murphy Property Development Limited	282	282.29	Support	The retention of GRZ-O2 is supported	Allow in full
FS94.30	Murphy Property Development Limited	282	282.30	Support	The retention of GRZ-O3 is supported	Allow in full
FS94.31	Murphy Property Development Limited	282	282.31	Support	The retention of GRZ-O4 is supported	Allow in full
FS94.32	Murphy Property Development Limited	282	282.32	Support	The retention of GRZ-O5 is supported	Allow in full
FS94.33	Murphy Property Development Limited	282	282.33	Support	The retention of GRZ-P1 is supported	Allow in full
FS94.34	Murphy Property Development Limited	282	282.34	Support	The retention of GRZ-P2 is supported	Allow in full
FS94.35	Murphy Property Development Limited	282	282.35	Support	The retention of GRZ-P3 is supported	Allow in full
FS94.36	Murphy Property Development Limited	282	282.36	Support	The retention of GRZ-P4 is supported	Allow in full
FS94.37	Murphy Property Development Limited	282	282.37	Support	The retention of GRZ-P5 is supported	Allow in full
FS94.38	Murphy Property Development Limited	282	282.38	Support	The retention of GRZ-P6 is supported	Allow in full
FS94.39	Murphy Property Development Limited	282	282.39	Support	The retention of GRZ-P7 is supported	Allow in full
FS94.40	Murphy Property Development Limited	282	282.40	Support	The retention of GRZ-P8 is supported	Allow in full
FS94.41	Murphy Property Development Limited	282	282.41	Support	The amendment to GRZ-R3 is supported	Allow in full
FS94.42	Murphy Property Development Limited	282	282.42	Support	The amendment to GRZ-R4.b is supported	Allow in full
FS94.43	Murphy Property Development Limited	282	282.43	Support	The deletion of references to 'boarding houses' from GRZ-R7 is supported	Allow in full
FS94.44	Murphy Property Development Limited	282	282.44	Support	The amendment is supported to the Proposed District Plan to protect land that has remaining productive intent by providing for a variety of housing and lifestyle options through intensification of areas adjacent to urban centre that can no longer accommodate rural production type activity.	Allow in full
FS94.45	Cabra Mangawhai Ltd & Pro Land Matters Ltd	216	216.1	Support	The submission seeks to amend the zoning of the site bordered by Raymond Bull Road and either side of Black Swamp Road, Mangawhai from General rural zone to a mixture of urban zones (Neighbourhood centre zone, Mixed use zone, Large lot residential zone, Low density residential zone, Medium density residential zone, and Rural lifestyle	Allow in full

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				<p>zone). See the submission for a map of the site and distribution of zoning sought . OR Amend the zoning of the site bordered by Raymond Bull Road and either side of Black Swamp Road, Mangawhai from General rural zone to Future urban zone at least</p> <p>The submission is supported noting that the character and amenity of this area, potential for subdivision and existing cadastral pattern do not fit within the purpose or outcomes of the General rural zone.</p>	