

Proposed Kaipara District Plan
Summary of Submissions
VOLUME 8

Kaipara District Council is notifying specific submission points from two submissions and two new complete submissions on the Proposed District Plan (PDP). This is to provide the public an opportunity to either oppose or support points that were either not included in the original summary of submissions notified by Council on 1 December 2025 or require corrections. The submissions are:

- Submission # 366 – NZ Pork
- Submission # 367 – Te Uri o Hau
- Submission # 144.10 – Pacific Coast Surveyors
- Submission # 217.71 – Cato Bolam Consultants Limited

Important Notes

- Where submissions are unclear, the summary of decisions requested contain the word inferred.
- This summary is not a substitute for reading the full submission. If you think your interests may be affected, please review the full submission online here: [PDP Submissions Being Notified on 24 February 2026](#) - submissions are also available for viewing online at our offices and libraries in Dargaville or Mangawhai.
- Submission point numbers may not be sequential due to quality assurance checks.
- Submission numbers are unique identifiers and must be stated when making a further submission.

Guide to the Summary of Submissions

- Decisions are organized by provision number.
- Where specific wording changes have been requested in submissions, those changes shown as:
 - Underlined = new wording
 - ~~Strikethrough~~ = deletions

How to Make a Further Submission

- From 24 February to 9 March 2026, you can:
 - Save time! Complete our easy online Form 6 here: [PDP Online Form 6](#)
 - OR
 - Download a pdf version of Form 6: [Form 6 pdf version](#)
 - THEN
 - Email it to: districtplanreview@kaipara.govt.nz
 - Post it to: Planning and Policy Team, Kaipara District Council, Private Bag 1001, Dargaville 0340
 - Deliver it to either Council office: 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai
- Deadline: Further submissions close at 5:00pm on Monday 9 March 2026.

Important: You must send a copy of your further submission to the original submitter within 5 working days of lodging it with Kaipara District Council. To access a list containing Submitter Contact Details, click [here](#).

Disclaimer:

This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Kaipara District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document.

Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary.

Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
PACIFIC COAST SURVEYORS SUBMISSION:					
144.10	Pacific Coast Surveys Ltd	General Residential Zone	Amend	AMEND General Residential zone objectives, policies and rules to be in accordance with Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> General Residential zone objectives, policies and rules were determined outside of National Policy Statement for Urban Development direction.
CATO BOLAM CONSULTANTS LTD SUBMISSION:					
217.71	Cato Bolam Consultants Limited	Subdivision	Amend	<p>ADD zone related criteria to SUB-R5 to specify appropriate minimum lot sizes for different zones.</p> <p>AND</p> <p>AMEND the formatting of SUB-R5 to provide clarity and ease of use.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other PDP chapters or maps. The submitter is of the opinion that by allowing 4000m² in the General rural zone through SUB-R5.1.d may result in inappropriate fragmentation of rural land, adversely affect rural lifestyle character, and result in reverse sensitivity at rural-urban interfaces. The format of this rule is extensive and not user friendly.
NEW ZEALAND PORK INDUSTRY BOARD SUBMISSIONS:					
366.1	NZ Pork Industry Board	Definitions	Amend	<p>AMEND nested definition of Primary Production to include the following:</p> <p>a. Intensive Primary Production</p> <ul style="list-style-type: none"> Intensive Indoor Primary Production Intensive Outdoor Primary Production (Pig Farming) <p>b. Extensive Pig Farming.</p>	<ul style="list-style-type: none"> Supports planning provisions that are effects-based and proportionate to the actual or potential impacts of an activity. In New Zealand a variety of intensive primary production activity occurs along with extensive pig farming. Reflective of New Zealand pig farming practice the structure developing in planning frameworks nests needs to be amended. Primary Production is defined in the National Planning Standards. Intensive Primary Production is then a subset of Primary Production to provide a nesting pathway to Intensive Indoor and Intensive Outdoor activity. The rule framework for Intensive Primary Production and Extensive Pig Farming should recognise and provide for the likely differences in effects between the activity classes, and therefore, what controls are relevant or necessary. Refer submission for details of amended nested definition for Primary Production.
366.2	NZ Pork Industry Board	Definitions	Amend	<p>AMEND the definition of 'Agricultural, pastoral and horticultural activities' as follows:</p> <p>means the use of land and/or buildings for rural land uses where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land, and includes:</p> <ul style="list-style-type: none"> agriculture, pastoral/livestock farming, dairying and horticulture; ... 	<ul style="list-style-type: none"> Support definition as being a subset of Primary Production that captures primarily farming activities. However, the qualifier that the activity 'relies on the productive capacity of the land' is ambiguous as it relates to activities where feed may be provided from outside of the farm system (Eg Bates V Selwyn District Council [2013]NZEEnvC 155). It is also unclear why the definition hinges on the productive capacity of the land when activities are included in the list that clearly do not, such as: <ul style="list-style-type: none"> Storage of products Stock sale yards Storage of liquid and solid animal waste. Given its context within the rule framework

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
					<p>in the General Rural Zone, it is also unclear as to the reason for the exclusion of farming activities that do not rely on the productive capacity of the land.</p> <p>The definition is not included in the 'rural activities group' of nested definitions and appears very similar to that of "land-based primary production", so it is unclear how the two are intended to relate.</p>
366.3	NZ Pork Industry Board	Definitions	Oppose	<p>DELETE definition of 'Farming'</p> <p>OR</p> <p>REPLACE the term 'factory farming' with 'intensive indoor primary production' to better align with the specified definition of this activity within the plan and the National Planning Standards, in the event that the term 'farming' is retained.</p>	<ul style="list-style-type: none"> The submitter is unsure as to the purpose of this definition. It isn't identified within the 'rural activities group' of nested definitions and doesn't appear to be used within the plan framework itself. Oppose the term 'factory farming' included in this definition as an outdated term inconsistent with other definitions within the plan.
366.4	NZ Pork Industry Board	Definitions		<p>ADD a new definition for 'Intensive Primary Production' as follows:</p> <p><u>Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.;</u></p> <p>AND</p> <p>ADD a new definition for 'Intensive Outdoor Primary Production' as follows:</p> <p><u>Intensive Outdoor Primary Production means any primary production activities involving the keeping or rearing of livestock (excluding calf rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes Extensive Pig Farming.'</u></p> <p>AND</p> <p>ADD a new definition for 'Extensive Pig Farming' as follows:</p> <p><u>Extensive Pig Farming means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry code of practice, and where no fixed buildings are used for the continuous housing of animals.</u></p>	<ul style="list-style-type: none"> The definitions and associated rule structure for farming activities within the District should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'. Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.
366.5	NZ Pork Industry Board	Definitions	Support	<p>ADD a new definition for 'Ancillary Rural Earthworks' as follows:</p> <p><u>Ancillary Rural Earthworks means:</u></p> <ol style="list-style-type: none"> <u>Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment of fencelines, drilling bores and ofal pits, burying of dead stock and plant waste;</u> <u>Land preparation and vegetation clearance undertaken as part of horticultural plantings; and</u> 	<ul style="list-style-type: none"> Support definition of Earthworks as per the National Planning Standards. (refer submission point 54) Recommend the inclusion of a definition and associated policy and rule structure to cover Ancillary Rural Earthworks. This definition should include the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993'. Any biosecurity incursions within the pork industry must be able to be managed quickly and efficiently to contain spread. The intersect with the District Plan may be in a response that requires burial of animal

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<p>3. <u>Maintenance of existing walking tracks, farm and forestry tracks, driveways, roads and accessways within the same formation width.</u></p> <p>4. <u>The burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared under the Biosecurity Act 1993.</u></p>	<p>carcasses. Constraints on earthwork activity (volume and area) may inhibit a timely, efficient and effective response.</p> <ul style="list-style-type: none"> The need for this regulatory rule structure has been accepted in a number of operative and proposed planning documents around NZ. Refer for example Auckland Unitary Plan, Opotiki District Plan, Proposed Waikato District Plan – Appeals Version (8 Aug 2022), Partially Operative Selwyn District Plan, Proposed Timaru District Plan, Mackenzie District Plan.
366.6	NZ Pork Industry Board	Vision for Kaipara	Support	RETAIN SD-VK-O1 as notified.	<ul style="list-style-type: none"> Support objective for zones to provide for activities, character and amenity values relevant to each zone.
366.7	NZ Pork Industry Board	Vision for Kaipara	Support	RETAIN SD-VK-O2 as notified.	<ul style="list-style-type: none"> Support recognition of the contribution of primary production activities to economic and social wellbeing and food security. Support protection of highly productive land in accordance with the National Policy Statement on Highly Productive Land.
366.8	NZ Pork Industry Board	Vision for Kaipara	Support	RETAIN SD-VK-O4 as notified.	<ul style="list-style-type: none"> Support location of rural lifestyle development to avoid compromising primary production activities or loss of highly productive land.
366.9	NZ Pork Industry Board	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified.	<ul style="list-style-type: none"> Support avoiding or otherwise mitigating reverse sensitivity effects between incompatible activities and zones.
366.10	NZ Pork Industry Board	Subdivision	Amend	<p>ADD a new clause to SUB-O2 as follows:</p> <p><u>7. Avoids or minimises reverse sensitivity at the urban/rural interface.</u></p>	<ul style="list-style-type: none"> The objective should identify an outcome for the urban/rural interface.
366.11	NZ Pork Industry Board	Subdivision	Support	RETAIN SUB-O3 as notified.	<ul style="list-style-type: none"> Support objective for subdivision to enable the establishment and ongoing operation of primary production activities and protecting highly productive land from fragmentation and reverse sensitivity.
366.12	NZ Pork Industry Board	Subdivision	Amend	<p>ADD a new clause to SUB-P1 as follows:</p> <p><u>6. Responds to the urban/rural interface through the activity arrangement, setbacks, the location of reserves or roads to avoid or minimise conflict with primary production activities.</u></p>	<ul style="list-style-type: none"> The policy should guide the method response to avoid or minimise reverse sensitivity at the urban/rural interface.
366.13	NZ Pork Industry Board	Subdivision	Amend	<p>ADD the following to SUB-P7:</p> <p>The design of land use development and subdivision must avoid where possible, or otherwise mitigate, reverse sensitivity on primary production activities in the General rural zone.</p>	<ul style="list-style-type: none"> SUB-P7 should clearly link to RLZ-P4.
366.14	NZ Pork Industry Board	Subdivision	Support	RETAIN SUB-P8 as notified.	<ul style="list-style-type: none"> Support policy for subdivision in GRUZ. Support specific recognition of the need for subdivision to avoid reverse sensitivity effects on primary production activities.
366.15	NZ Pork Industry Board	Subdivision	Oppose	AMEND SUB-S1.8 to a minimum lot size of 20ha.	<ul style="list-style-type: none"> 12ha minimum site area is too small to retain effective productive capacity that enables primary production and prevents reverse sensitivity issues.
366.16	NZ Pork Industry Board	Subdivision	Amend	AMEND SUB-S3.1.a to clarify where measurement point is to be taken from in respect to intensive indoor primary production.	<ul style="list-style-type: none"> Support requirement for an identified building platform that meets setback distances from existing Intensive Indoor Primary Production activities. Clarification within the standard would be useful as to where the setback distance is to be calculated from – e.g. is it intended to be from the edge of buildings housing animals,

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
					or does it incorporate hard stand areas or other farm infrastructure (such as effluent holding areas) associated with the intensive indoor primary production activity.
366.17	NZ Pork Industry Board	Earthworks	Amend	ADD a new clause to EW-P1 as follows: <u>6. Ancillary rural earthworks</u>	<ul style="list-style-type: none"> Include provisions for ancillary rural earthworks as a permitted activity within the Earthworks chapter, to allow for an efficient and effective response to dealing with biosecurity incursions by on-site burial, which may otherwise trigger resource consent provisions due to non-compliance with standards.
366.18	NZ Pork Industry Board	Earthworks	Amend	ADD a new clause to EW-S1 as follows: 2. This standard does not apply to: ... <u>Ancillary rural earthworks</u>	<ul style="list-style-type: none"> Amend standard to provide a permitted activity pathway for ancillary rural earthworks.
366.19	NZ Pork Industry Board	Earthworks	Amend	AMEND EW-S2 as follows: <u>2. This standard does not apply to:</u> <u>a. Ancillary rural earthworks</u>	<ul style="list-style-type: none"> Amend standard to provide a permitted activity pathway for Ancillary rural earthworks.
366.20	NZ Pork Industry Board	Earthworks	Amend	AMEND EW-S3 as follows: 2. This standard does not apply to: <u>a. Ancillary rural earthworks</u>	<ul style="list-style-type: none"> Amend standard to provide a permitted activity pathway for Ancillary rural earthworks.
366.21	NZ Pork Industry Board	Noise	Amend	AMEND NOISE-S3 as follows: 1. Noise from activities in the General rural zone or Māori purpose zone is permitted if either: i. The noise is from: Land-Based Primary Production activities undertaken for a limited duration using agricultural vehicles, mobile machinery or equipment used on a seasonal or intermittent basis, including noise from cropping, top dressing and spraying carried out on a seasonal, temporary or intermittent basis for a period up to 30 days in any 12-month period; or	<ul style="list-style-type: none"> Support noise standards in the General rural zone that specifically recognise and provide for the use of agricultural vehicles, machinery, and equipment, as these are essential to primary production and should be permitted within productive rural environments. Oppose the restriction of permitted noise standards to land-based primary production activities only (as per 1.a), as this excludes legitimate rural activities such as pig farming. Pig farming is a valid form of agricultural production that requires a rural location and also involves the use of agricultural machinery and equipment, however, does not meet the definition of land-based primary production. There is no justification for excluding non-land based forms of primary production from the standard. Oppose the specified restrictions on primary production activities to 30 days over a 12 month period. This does not reflect the typical needs of a farming system and a likely constraint that will discourage primary production activity in the district.
366.22	NZ Pork Industry Board	General Residential Zone	Amend	AMEND GRZ-S4 to require a 3m setback from the rural zone. AND ADD a matter of discretion to GRZ-S4 to consider reverse sensitivity effects to the residential-urban interface (suspect this is an error and it should read rural-urban interface).	<ul style="list-style-type: none"> GRZ-S4 specifies the building setbacks from side and area boundaries for buildings and structures in the residential zone. The default standard is a 1.5m setback. A more generous setback should be applied throughout the residential zone where greenfield urban land adjoins the rural zone.
366.23	NZ Pork Industry Board	General Rural Zone	Amend	AMEND the Overview of the General rural zone as follows: The General rural zone is the largest zone in the Kaipara District, comprising approximately 78% of all land in the district. The General rural zone is a diverse	<ul style="list-style-type: none"> Support description of the zone, including the purpose to provide for primary production activities as the predominant land use. Support recognition of the need to avoid or otherwise mitigate reverse sensitivity issues

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				environment with a wide range of primary production activities (including Intensive Indoor Primary Production), rural landscapes, cultural values, and natural environment values. ...	and the acknowledgement that a range of effects such as noise, dust, odour and heavy traffic should be expected within the zone. <ul style="list-style-type: none"> However, the description should recognise Intensive indoor primary production as an anticipated activity within the General rural zone to align fully with the National Planning Standards.
366.24	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-O1 as notified.	<ul style="list-style-type: none"> Support the objective to enable primary production activities and restrict incompatible activities that do not have a functional or operational need to be in a rural environment. The general rural zone supports a range of primary production activities in accordance with the National Planning Standards Zone Descriptions.
366.25	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-O2 as notified.	<ul style="list-style-type: none"> Support objective to protect primary production activities from reverse sensitivity effects in the General rural zone.
366.26	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-O3 as notified.	<ul style="list-style-type: none"> Support objective as giving effect to the National Policy Statement on Highly Productive Land.
366.27	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-O4 as notified.	<ul style="list-style-type: none"> Support objective to retain rural character and amenity values associated within a rural working environment.
366.28	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-P1 as notified.	<ul style="list-style-type: none"> Support policy that enables Primary Production as the predominant land use.
366.29	NZ Pork Industry Board	General Rural Zone	Amend	AMEND GRUZ-P2 as follows: Enable primary production activities while recognising that adverse effects associated with a typical rural working environment,...	<ul style="list-style-type: none"> Support policy that recognises that effects associated with a typical rural working environment occur and should be accepted in the General rural zone. However, effects should not be stated as 'adverse' and then 'typical of'. The effects of primary production often characterize amenity and the rural environment.
366.30	NZ Pork Industry Board	General Rural Zone	Amend	DELETE from GRUZ-P3 the reference to 'no complaints covenants' from methods listed in policy.	<ul style="list-style-type: none"> Support policy to manage reverse sensitivity effects of new sensitive activities on primary production activities in the zone. Submitter does not support reliance on no-complaints covenants as a method for managing reverse sensitivity complaints. In our experience, such covenants are difficult to enforce. This is also expressed in the Ministry for the Environment, 2022 National Policy Statement for Highly Productive Land: Guide to implementation on interpreting Clause 3.8(2). Refer to the document or submission for further information.
366.31	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-P4 as notified.	<ul style="list-style-type: none"> Support policy to maintain rural character and amenity values, including description of typical adverse effects from primary production activities in the rural environment.
366.32	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-P5 as notified.	<ul style="list-style-type: none"> Support policy to avoid non-rural activities in the General rural zone, except as where specified.
366.33	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-P6 as notified.	<ul style="list-style-type: none"> Support avoidance of reverse sensitivity effects on primary production activities for communal housing opportunities in the General rural zone.
366.34	NZ Pork Industry Board	General Rural Zone	Oppose	DELETE GRUZ-R1.1.b.i.	<ul style="list-style-type: none"> Support permitted activity status for buildings and structures that meet standards. Support inclusion of standard GRUZ-S4 for setbacks to manage reverse sensitivity

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
					<p>activities. However, this standard should also apply to all rules managing sensitive activities in the General rural zone. There may be instances in which a new activity enters an existing building. This building may have existing use rights or predate the development of an adjacent intensive primary production activity, meaning it is within the setback buffer area.</p> <ul style="list-style-type: none"> Without appropriate reverse sensitivity controls on activities themselves, a change of use of a building to a new sensitive activity wouldn't trigger this rule or an assessment against the relevant setback requirements to intensive primary production activities, leaving them exposed to issues of reverse sensitivity. Oppose discretionary activity status for buildings with a gross floor area of more than 500m². It is unclear as to the need to control building size in a rural environment to such an extent, particularly as many farm sheds would be larger than this. The effectiveness and efficiency of this method has not been sufficiently addressed in the Section 32 report. The result is likely a significant number of resource consent applications at a discretionary level. This will discourage primary producers from locating/investing/diversifying in the District.
366.35	NZ Pork Industry Board	General Rural Zone	Amend	<p>AMEND GRUZ-R2 as follows:</p> <p>Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (<u>including extensive pig farming, but</u> excluding greenhouses, and <u>intensive indoor primary production and intensive outdoor primary production</u>).</p>	<ul style="list-style-type: none"> Support permitted activity status for agricultural, pastoral or horticultural activities, with specified exclusions, subject to the amendment of the definition to remove reference to 'reliant on the productive capacity of the land, as per our submission point above. Exclusions to this rule should cover both intensive indoor and intensive outdoor primary production (under the umbrella heading of intensive primary production). This is necessary to prevent intensive outdoor primary production - which may produce a greater degree of amenity effects - being a permitted activity without appropriate controls. To avoid ambiguity of interpretation, and to differentiate activities with different effects, the rule should also specifically include extensive pig farming.
366.36	NZ Pork Industry Board	General Rural Zone	Support	<p>RETAIN GRUZ-R3 as notified.</p>	<ul style="list-style-type: none"> Support permitted activity status for residential units. Support provision for additional residential units subject to size of site, as potential useful for accommodation for farm workers and their families. Support discretionary activity where compliance not achieved. Add standard GRUZ-S4 for setbacks to manage reverse sensitivity activities. (refer point 366.49)
366.37	NZ Pork Industry Board	General Rural Zone	Amend	<p>DELETE from GRUZ-R4.1.c.</p> <p>AND</p> <p>AMEND GRUZ-R4.1.d as follows:</p> <p>The minor residential unit has a maximum GFA of 90m²<u>120m²</u> excluding decks and</p>	<ul style="list-style-type: none"> Support minor residential unit as a permitted activity however the standards are not conducive to use of permanent workers accommodation. The most appropriate location of workers accommodation within a farming unit will relate to the farming activity. This will relate to things like access, infrastructure, animal husbandry, security, privacy of occupants.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				any garage or carport. AND ADD a new matter of discretion to GRUZ-R4 as follows: <u>d. The size of the minor residential unit to support the farm worker accommodation needs of a primary production activity.</u>	The requirement that the separation distance between the minor residential unit and the principal residential unit is no greater than 50m may not assist the farm system. <ul style="list-style-type: none"> The requirement that the minor residential unit has a maximum gross floor area of 90m² does not align with the governments direction of change for minor residential units nor best support permanent workers. A 120m² unit size will likely better provision farm workers needs. Add standard GRUZ-S4 for setbacks to manage reverse sensitivity activities.
366.38	NZ Pork Industry Board	General Rural Zone	Oppose	AMEND GRUZ-R5.1.a.i as follows: Where: <u>The activity is undertaken within a residential unit only, not a minor residential unit or accessory building.</u> AND ADD the following standard to GRUZ-R5.1: <u>The activity complies with GRUZ- S4.</u>	<ul style="list-style-type: none"> The definition of a home business is broad and includes sensitive activities including childcare.
366.39	NZ Pork Industry Board	General Rural Zone	Oppose	AMEND GRUZ-R6 from Permitted Activity to Restricted Discretionary Activity. AND AMEND GRUZ-R6.1.a.i as follows: Where: <u>The activity is undertaken within a residential unit only, not a minor residential unit or accessory building.</u> AND ADD the following standard to GRUZ-R6.1: <u>The activity complies with GRUZ- S4</u> AND ADD A matter of discretion to GRUZ-R6 for reverse sensitivity impacts on established primary production activities.	<ul style="list-style-type: none"> Oppose permitted activity status for visitor accommodation. Visitor accommodation is a sensitive activity in rural environments, which could impact the ongoing operation of primary production activities in the zone. The activity is not supported by an objective and policy structure that leads to a permitted activity rule as an appropriate resource management response.
366.40	NZ Pork Industry Board	General Rural Zone	Oppose	AMEND GRUZ-R7 from Permitted activity to Restricted Discretionary Activity status. AND ADD the following standard to GRUZ-R7: Where: <u>The activity complies with GRUZ- S4.</u> AND ADD matters of discretion to GRUZ-R7 that include reverse sensitivity impacts on	<ul style="list-style-type: none"> Oppose unconditional permitted activity status for conservation activities in the zone. Conservation activity is not defined in the plan and could include a broad scope of activities that may be sensitive to the effects of primary production activities. The activity is not supported by an objective and policy structure that leads to a permitted activity rule as an appropriate resource management response.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				established primary production activities.	
366.41	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-R8 as notified; AND ADD the following standard to GRUZ-R8 as follows: <u>The activity complies with GRUZ- S4.</u>	<ul style="list-style-type: none"> Support rural industry as a permitted activity, subject to conditions.
366.42	NZ Pork Industry Board	General Rural Zone	Support	ADD the following standard to GRUZ-R11 as follows: <u>The activity complies with GRUZ- S4:</u> AND AMEND GRUZ-R11.3 as follows: g. Scale, design and location of buildings within the site <u>Any measures</u> to mitigate potential reverse sensitivity effects, <u>including scale, design and location of buildings.</u> (note referencing error in submission)	<ul style="list-style-type: none"> Support Papakāinga housing as a restricted discretionary activity. Support matters of discretion including reference to mitigating reverse sensitivity effects, although these should be broadened in scope beyond the scale, design and location of buildings within the site to include other potentially appropriate options such as shelterbelts or planting.
366.43	NZ Pork Industry Board	General Rural Zone	Support	AMEND the GRUZ-R12 heading as follows: <u>Intensive indoor primary production and Intensive outdoor primary production;</u> AND AMEND GRUZ-R12.1.a as follows: Buildings housing animals are set back <u>All paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems associated with intensive primary production, shall be located a minimum distance of 300m from any the notional boundary of any lawfully established existing sensitive activity</u> on a site under separate ownership.	<ul style="list-style-type: none"> Support Restricted Discretionary activity status for Intensive indoor primary production and associated 300m setback condition. Suggest slight changes to the wording of the condition to reflect the likely sources of amenity effects from Intensive indoor primary production and where to measure the distance from with respect to the sensitive activity. The submission also recommends that this rule be expanded to include Intensive outdoor primary production, as this can produce similar effects and would currently fall under the permitted activity rule GRUZ-R2.
366.44	NZ Pork Industry Board	General Rural Zone	Oppose	DELETE GRUZ-R13.	<ul style="list-style-type: none"> Oppose the density of sensitive activities that the provision may introduce to the General rural zone.
366.45	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-R15 as notified.	<ul style="list-style-type: none"> Support Discretionary activity status for Community facilities. These activities are sensitive activities that could impact the continued operation of primary production activities in the zone.
366.46	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-R17 as notified.	<ul style="list-style-type: none"> Support Discretionary activity status for Educational facilities. These activities are sensitive activities that could impact the continued operation of primary production activities in the zone.
366.47	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-R21 as notified.	<ul style="list-style-type: none"> Support Non-complying activity status for Healthcare activities. These activities are sensitive activities that could impact the continued operation of primary production activities in the zone.
366.48	NZ Pork Industry Board	General Rural Zone	Support	RETAIN GRUZ-R22 as notified.	<ul style="list-style-type: none"> Support Non-complying activity status for retirement villages. These activities are sensitive activities that could impact the continued operation of primary production activities in the zone.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
366.49	NZ Pork Industry Board	General Rural Zone	Support	AMEND GRUZ-S4.1 as follows: All buildings used for sensitive activities are setback at least 300m from the edge of any existing buildings housing animals <u>all paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems</u> associated with an intensive indoor primary production activity.	<ul style="list-style-type: none"> Support setbacks for reverse sensitivity. Suggest amendment to wording to reflect the likely sources of amenity effects from Intensive indoor primary production. We also suggest amending the wording to include setbacks to Intensive outdoor primary production.
366.50	NZ Pork Industry Board	Rural Lifestyle Zone	Support	RETAIN RLZ-O3 as notified.	<ul style="list-style-type: none"> Support objective that development in the Rural lifestyle zone does not compromise the efficient and effective operation of primary production activities in the adjacent General rural zone.
366.51	NZ Pork Industry Board	Rural Lifestyle Zone	Support	RETAIN RLZ-P4 as notified.	<ul style="list-style-type: none"> Support policy to avoid or other mitigate reverse sensitivity effects on primary production activities in the General rural zone, including through the use of setbacks. Also support policy that requires the consideration of design of land use development and subdivision to avoid where possible, or otherwise mitigate, reverse sensitivity.
366.52	NZ Pork Industry Board	Rural Lifestyle Zone	Support	AMEND RLZ-S5.1 as follows: All buildings used for sensitive activities are setback at least 300m from the edge of any existing buildings housing animals <u>all paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems</u> associated with an intensive indoor primary production activity.	<ul style="list-style-type: none"> Support setbacks for reverse sensitivity to manage the interaction of sensitivity activities and intensive primary production at the zone interface. Suggest amendment to wording to reflect the likely sources of amenity effects from Intensive indoor primary production. The submission also suggests amending the wording to include setbacks to Intensive outdoor primary production.
366.53	NZ Pork Industry Board	Rural Lifestyle Zone	Support	RETAIN RLZ-R1 as notified.	<ul style="list-style-type: none"> Support Permitted activity status for buildings and structures that meet standards. Support inclusion of standard RLS-S5 for setbacks to manage reverse sensitivity activities.
366.54	NZ Pork Industry Board	Definitions	Support	RETAIN the definition of 'Earthworks' as notified.	<ul style="list-style-type: none"> Support definition of Earthworks as per the National Planning Standards. Recommend the inclusion of a definition and associated policy and rule structure to cover Ancillary Rural Earthworks. (refer submission point 5).
366.55	NZ Pork Industry Board	General Residential Zone	Support	RETAIN the 3m setback from the rural zone in GRZ-PREC1-Awakino Precinct-S3. AND ADD a matter of discretion to GRZ-PREC1-Awakino Precinct-S3 to consider reverse sensitivity effects to the residential-urban interface (suspect this is an error and it should read rural-urban interface).	<ul style="list-style-type: none"> A more generous setback should be applied throughout the residential zone where greenfield urban land adjoins the rural zone.
366.56	NZ Pork Industry Board	General Residential Zone	Support	RETAIN the 3m setback from the rural zone in GRZ-PREC2-Cove Road North Precinct-S2. AND ADD a matter of discretion to GRZ-PREC2-Cove Road North Precinct-S2 to consider reverse sensitivity effects to the residential-urban interface (suspect this is an error and it should read rural-urban interface).	<ul style="list-style-type: none"> A more generous setback should be applied throughout the residential zone where greenfield urban land adjoins the rural zone.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
TE URI O HAU SUBMISSIONS:					
367.1	Te Uri o Hau	Tangata Whenua - Mana Whenua	Support	<p>AMEND the Tangata Whenua / Mana Whenua chapter to include further guidance on how and why engagement with tangata whenua is required. Include extracts from Te Uri o Hau Hapu Environmental Management Plan on Relationship Principles (p,11) and Consultation (page 13).</p> <p>AND</p> <p>DEVELOP non-regulatory methods for engagement with mana whenua on Resource Management Act matters (including designations, resource consents, and plan changes).</p>	<ul style="list-style-type: none"> Engagement with tangata whenua is a requirement under the RMA. The Tangata Whenua chapter is vague and confusing as to why applicants and council officers need to engage and consult on resource consent applications. The Tangata Whenua section describes the iwi and hapū who have mana whenua over the land and moana in Kaipara district. More guidance and background information should be included to provide direction on how to do this.
367.2	Te Uri o Hau	Definitions	Amend	<p>DELETE from the definition of Historic Heritage the reference to sites of significance to Maori.</p> <p>AND</p> <p>ADD a separate definition of 'sites of significance to Māori'.</p> <p>OR</p> <p>ADD a separate definition for 'wahi tapu'.</p> <p>Refer also to definition under the Proposed Regional Plan for Northland.</p>	<ul style="list-style-type: none"> Historic heritage sites are regulated under Te Pouhere Taonga (Heritage) Act. There are separate rules, regulations and tikanga that direct the way in which sites of significance are managed by mana whenua. Not all sites of significance are the same, and management of sites will differ depending on the nature of the site.
367.3	Te Uri o Hau	Definitions	Amend	<p>DELETE the definition of 'Maori purpose activities'.</p> <p>OR</p> <p>AMEND the definition of 'Maori purpose activities'.</p>	<ul style="list-style-type: none"> This is limiting to what mana whenua practice as 'cultural activities' on Māori and Treaty Settlement Land. Being too prescriptive removes the ability to adapt tikanga Māori and cultural practices. The definition also when read alongside provisions of the Māori Purpose Zone limits a number of activities on Māori and Treaty settlement land to the activities listed under this definition.
367.4	Te Uri o Hau	Definitions	Amend	<p>AMEND the definition of 'papakainga' as follows:</p> <p><u>An activity undertaken to support traditional and contemporary Māori cultural living for tangata whenua to use and develop on:</u></p> <p>a. <u>Māori land;</u> b. <u>Treaty Settlement Land;</u> c. <u>Land which is the subject of proceedings before the Māori land court to convert the land to Māori land; or</u> d. <u>General land owned by Māori where it can be demonstrated that there is an ancestral link identified.</u></p> <p><u>Papakāinga may include (but not limited to) residential, social, cultural, economic, conservation and recreation activities, marae wāhi tapu and urupā.</u></p>	<ul style="list-style-type: none"> This is limiting to what mana whenua practice as 'cultural activities' on Māori and Treaty Settlement Land. Being too prescriptive removes the ability to adapt tikanga Māori and cultural practices. The definition also when read alongside provisions of the Māori Purpose Zone limits a number of activities on Māori and Treaty settlement land to the activities listed under this definition.
367.5	Te Uri o Hau	Definitions	Amend	<p>AMEND the definition of 'Treaty Settlement Land' to include Right of First Refusal (RFR) Land - example as below from the Auckland Unitary Plan.</p>	<ul style="list-style-type: none"> Right of First Refusal land is protected and identified under Treaty settlement legislation and should be included in the definition so it is easily identified and included in planning provisions.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<u>acquired by a claimant group from the Crown pursuant to a right of first refusal process provided that the properties were specifically identified by reference to site or title in Treaty settlement legislation enacted prior to the date on which the Unitary Plan became operative as Right of First Refusal land for that claimant group.</u>	
367.6	Te Uri o Hau	Definitions	Amend	DELETE from the definition of 'Sensitive Activities' the term papakāinga, in particular where it is in relation to natural hazards.	<ul style="list-style-type: none"> It is not clear why papakāinga have been included as part of this definition and is confusing with the above definitions and terms.
367.7	Te Uri o Hau	Tangata Whenua - Mana Whenua	Amend	RETAIN SD-TW-01	<ul style="list-style-type: none"> Submitters agree with this Objective, but request that amendments are made in the Proposed District Plan to include more objectives, policies and methods that support the aspirations of Te Uri o Hau. Refer submission point 367.60.
367.8	Te Uri o Hau	Strategic Direction	Amend	AMEND SD-NE-O1 to include ' <u>protection of taonga species identified by mana whenua</u> '	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement on Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4.
367.9	Te Uri o Hau	Strategic Direction	Amend	ADD a new objective under Ecosystem and Indigenous Biodiversity as follows: <u>The mauri and life force of freshwater bodies is protected and maintained from effects of inappropriate development and subdivision.</u>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to submission 367.8 to 367.12).
367.10	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P1 as follows: Avoid adverse effects of subdivision, land use and development on: d) <u>sites of significance to mana whenua, and on mana whenua cultural values.</u>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to 367.8-12, 61).
367.11	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P2 as follows: Outside the coastal environment: <u>Avoid significant adverse effects on sites of</u>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment,

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<u>significance to mana whenua, taonga species, and mana whenua cultural values.</u>	and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to 367.8 - 12 and 61).
367.12	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P3 as follows: Manage subdivision, land use and development to protect significant indigenous vegetation and significant habitat of indigenous fauna and maintain indigenous biodiversity in a way that: <u>5 Enables mana whenua to develop on whenua Maori and Treaty settlement land, where adverse effects on biodiversity are managed and minimised.</u>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to 367.8-12 and 61).
367.13	Te Uri o Hau	Strategic Direction	Amend	AMEND SD-NH-O1.1. as follows: 1. Areas subject to predictable natural hazard risks are identified: 2 The adverse effects of risks from natural hazards are taken into account <u>avoided as far as practicable, remedied or mitigated</u> , for all new subdivisions, use and development. <u>5. The impact of natural hazard risks are minimized on mana whenua cultural values and assets, enhancing their resilience and ability to adapt to the impacts of climate change.</u>	<ul style="list-style-type: none"> The provisions are too permissive and need to be more stringent to avoid development in natural hazard risk areas. The addition of new numerical point 5 to the objective is to give effect and uphold the cultural values of mana whenua.
367.14	Te Uri o Hau	Natural Hazards	Amend	AMEND NH-O2 as follows: Infrastructure is located, designed and maintained to be resilient in areas vulnerable to natural hazards, <u>having particular regard to mana whenua cultural infrastructure and community assets.</u>	<ul style="list-style-type: none"> Priority should be given to building and designing critical infrastructure in areas vulnerable and most prone to natural hazards and risks. Including coastal and urban areas prone to flooding. Infrastructure needs to be designed to remedy and mitigate the effects of these hazards, in particular roading and stormwater infrastructure. At times of natural disasters it is marae and community halls that are often used as emergency shelters for groups. Therefore infrastructure should be designed to protect and maintain these assets to support the operation of them in times of emergencies. Upgrading of stormwater systems should also be prioritized to ensure urban areas can withstand flooding and high rainfall events.
367.15	Te Uri o Hau	Natural Hazards	Amend	AMEND NH-P5 as follows: Support an adaptive planning approach to managing the risks from natural hazards, including <u>giving effect to mana whenua adaptation plans and community adaptation plans, where</u> consideration of viable options to progressively adapt to change.	<ul style="list-style-type: none"> The submitters support in part this policy, with the addition of giving effect to adaptation plans developed by Te Uri O Hau.
367.16	Te Uri o Hau	Natural Hazards	Amend	AMEND NH-P3 to exclude papakainga developments in these areas.	<ul style="list-style-type: none"> As a result of land confiscations, whenua Māori belonging to whānau of Te Uri O Hau and Treaty settlement land is located in river and coastal hazard areas. However, the

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<p>OR</p> <p>AMEND NH-P3 as follows:</p> <p><u>Where papakāinga developments are proposed in High Risk Hazard Areas, new commercial and residential buildings shall be constructed and designed to be resilient to flood hazards.</u></p> <p>OR</p> <p>DELETE NH-P3 to exclude papakāinga developments in these areas.</p>	<p>PDP should not limit or preclude development on these lands as it is a breach of Te Tiriti and ability of whānau to live and utilise these lands.</p>
367.17	Te Uri o Hau	Natural Hazards	Amend	<p>ADD a new policy to the Natural Hazards Chapter to manage overland flow paths or flood paths as follows:</p> <p><u>Avoid as best practicable or minimise effects of subdivisions and developments on overland flow paths.</u></p>	<ul style="list-style-type: none"> Flooding from rivers or streams can have a negative effect on community, urban marae and infrastructure. New and existing developments should be managed in a way that avoids or minimises flood paths from being compromised, for example from new impervious surfaces. There is no policy or rules that manage the effect of buildings and subdivisions on overland flow paths.
367.18	Te Uri o Hau	Natural Hazards	Amend	<p>AMEND NH-R1 to a Controlled or Restricted Discretionary Activity</p> <p>AND</p> <p>ADD a new clause to NH-R1.3 Matters over which control is reserved / Matters over which discretion is restricted a new clause as follows:</p> <p><u>f. Impact on mana whenua cultural values.</u></p>	<ul style="list-style-type: none"> The rules are too permissive. Change to Controlled or Restricted Discretionary Activity.
367.19	Te Uri o Hau	Natural Hazards	Amend	<p>AMEND NH-R2.1 to a Controlled or Restricted Discretionary Activity</p> <p>AND</p> <p>ADD a new clause to NH-R2.3 Matters over which control is reserved / Matters over which discretion is restricted a new clause as follows:</p> <p><u>f. Impact on mana whenua cultural values.</u></p>	<ul style="list-style-type: none"> The rules are too permissive. Change to Controlled or Restricted Discretionary Activity.
367.20	Te Uri o Hau	Natural Hazards	Amend	<p>AMEND NH-R3 to a Controlled or Restricted Discretionary Activity</p> <p>AND</p> <p>ADD a new clause to NH-R3.3 to Matters over which control is reserved / Matters over which discretion is restricted a new clause as follows:</p> <p><u>f. Impact on mana whenua cultural values.</u></p>	<ul style="list-style-type: none"> The rules are too permissive. Change to Controlled or Restricted Discretionary.
367.21	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	<p>ADD to SASM-O2 to enable more sites to be added as follows:</p> <p><u>To provide a mechanism for recognising and protecting additional sites of cultural, historical, ecological, or landscape significance through district plan processes.</u></p>	<ul style="list-style-type: none"> Te Uri O Hau are generally supportive of this chapter. Given that the immediate legal effect of the Rules, Te Uri O Hau seeks wording as sought is added to the Notes. Relief sought will enable the proposed district plan to uphold the permissive rules and strengthen the objectives and policy beyond compliance-based protection to

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				AND ADD the following Note to the Sites and Areas of Significance to Maori chapter to enable more sites to be added: <u>Where a site nomination has merit, Council may apply interim heritage protection orders or other statutory mechanisms pending plan change completion.</u>	partnership-based kaitiakitanga that recognises Te Uri o Hau as active guardians rather than simply consultees in the resource management process.
367.22	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	AMEND SASM-O1 as follows: Sites and areas of significance to Māori are identified by <u>mana whenua/tangata whenua</u> for their cultural significance and cultural values.	<ul style="list-style-type: none"> The location of each site and area should be determined with the guidance and direction of mana whenua. It is a matter of national importance to provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. This enhanced approach would better reflect Te Uri o Hau's holistic worldview, support their rangatiratanga aspirations.
367.23	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	AMEND SASM-P1 as follows: Identify and schedule sites and areas of significance to Māori in consultation and collaboration with Tangata Whenua/Mana Whenua.	<ul style="list-style-type: none"> Te Uri O Hau preference is to be more collaborative with landowners and Council. Consultation is a method of communication with those that 'may' be interested or affected by a proposal. Collaboration with Te Uri O Hau would be more efficient to achieve the stated objective with the greatest benefit and at the least cost.
367.24	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	AMEND SASM-P2.3. as follows: Promoting <u>Providing for</u> active participation by mana whenua in resource management processes relating to scheduled sites.	<ul style="list-style-type: none"> The 'promotion' of active participation is ambiguous in terms of how 'promotion' is applied to achieve policy. Mana whenua participation should be provided for to ensure that cultural relationships, spiritual significance, traditional use patterns, and whakapapa connections are properly understood and protected. This leads to more culturally appropriate management approaches and avoids inadvertent damage to sites of significance.
367.25	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	AMEND SASM-P4 as follows: Avoiding locating activities within <u>or immediately adjacent</u> the scheduled sites unless there is a functional or operational need and no practicable alternative location;	<ul style="list-style-type: none"> Te Uri O Hau are supportive of the policy, however, seek consistency in wording in the description of the area a site of significance in this policy. This will ensure clarity for proposed activities on the extent of significant and statutory acknowledgement areas.
367.26	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	AMEND SASM-P7.3 as follows: The outcome of any consultation with tangata whenua and, if any cultural advice is received, <u>must be given regard in resource consenting processes with</u> the proposal's consistency with the recommendations identified;	<ul style="list-style-type: none"> Te Uri O Hau is supportive of the provision. But seek a stronger wording to enable the Te Uri O Hau Deed of Settlement with the Crown which identifies areas in which they exercise kaitiakitanga. This creates a legal foundation requiring meaningful consideration of our cultural advice. Te Uri o Hau Settlement Trust represents the iwi as an "iwi authority" during the resource consent process under the Resource Management Act 1991. This formal recognition establishes their legitimate standing to provide cultural advice that must be meaningfully considered.
367.27	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-O1 as follows: 'Areas of significant indigenous vegetation and significant habitats of indigenous fauna, <u>including significant water bodies and taonga species identified by mana whenua</u> are protected.'	<ul style="list-style-type: none"> Te Uri O Hau are supportive of this objective and seek its retention with the inclusion of significant water bodies and taonga species identified by mana whenua to the provision.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
367.28	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-O4 as follows: <u>Landowners, and council, act as stewards in partnership with mana whenua who act as kaitiaki in the protection maintenance and restoration of indigenous biodiversity and protection of taonga species in freshwater bodies.</u>	<ul style="list-style-type: none"> Te Uri O Hau support this provision, but seek amendment to enable community, council and mana whenua to work collectively in protecting indigenous biodiversity and taonga species.
367.29	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	ADD the following clause to ECO-P1: <u>3. Enable mana whenua to uphold their role as kaitiaki to protect, enhance and maintain indigenous biodiversity, ecosystem health, and taonga species and habitats.</u>	<ul style="list-style-type: none"> Te Uri O Hau supports the intent of this policy and seeks its retention. However, an additional clause should be added that recognizes and upholds the role of mana whenua to act as kaitiaki when protecting, maintaining and enhancing ecosystem health, indigenous biodiversity and taonga species.
367.30	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	ADD the following clause to ECO-P2: <u>3. Enable mana whenua to uphold their role as kaitiaki to protect, enhance and maintain indigenous biodiversity, ecosystem health, and taonga species and habitats.</u>	<ul style="list-style-type: none"> Te Uri O Hau supports the intent of this policy and seeks its retention. However, an additional clause should be added that recognizes and upholds the role of mana whenua to act as kaitiaki when protecting, maintaining and enhancing ecosystem health, indigenous biodiversity and taonga species.
367.31	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	ADD the following clause to ECO-P3: <u>5. Enable mana whenua to uphold their role as kaitiaki to protect, enhance and maintain indigenous biodiversity, ecosystem health, and taonga species and habitats.</u>	<ul style="list-style-type: none"> Te Uri O Hau supports the intent of this policy and seeks its retention. However, an additional clause should be added that recognizes and upholds the role of mana whenua to act as kaitiaki when protecting, maintaining and enhancing ecosystem health, indigenous biodiversity and taonga species.
367.32	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	ADD the following clause to ECO-P4: <u>4. Enable mana whenua to uphold their role as kaitiaki to protect, enhance and maintain indigenous biodiversity, ecosystem health, and taonga species and habitats.</u>	<ul style="list-style-type: none"> Te Uri O Hau supports the intent of this policy and seeks its retention. However, an additional clause should be added that recognizes and upholds the role of mana whenua to act as kaitiaki when protecting, maintaining and enhancing ecosystem health, indigenous biodiversity and taonga species.
367.33	Te Uri o Hau	Ecosystems and Indigenous Biodiversity	Amend	ADD the following clause to ECO-P5: <u>6. Enable mana whenua to uphold their role as kaitiaki to protect, enhance and maintain indigenous biodiversity, ecosystem health, and taonga species and habitats.</u>	<ul style="list-style-type: none"> Te Uri O Hau supports the intent of this policy and seeks its retention. However, an additional clause should be added that recognizes and upholds the role of mana whenua to act as kaitiaki when protecting, maintaining and enhancing ecosystem health, indigenous biodiversity and taonga species.
367.34	Te Uri o Hau	Earthworks	Oppose	AMEND EW-O2 as follows: <u>Avoid quarrying activities, earthworks and mining where there are significant effects on mana whenua cultural values.</u>	<ul style="list-style-type: none"> Earthworks, quarrying and mining should not occur in or around sites of significance to mana whenua. The activities should be avoided where there are significant effects on the cultural values of mana whenua.
367.35	Te Uri o Hau	Earthworks	Amend	AMEND EW-P2.6 as follows: <u>Earthworks do not occur in locations where this would result in significant adverse effects more than minor effects on cultural or ecological values;</u>	<ul style="list-style-type: none"> Ecological and cultural values need to be protected and recognised. These need to be provided for and a Cultural Effects Assessment completed if they are going to have a more than minor effect on cultural or ecological values.
367.36	Te Uri o Hau	Earthworks	Amend	AMEND EW-P3.3 as follows: <u>3. New quarrying activities and mining activities and the expansion of existing quarrying activities and mining activities are located in appropriate locations, and do not result in significant adverse effects more than minor effects on cultural or ecological values;</u>	<ul style="list-style-type: none"> Ecological and cultural values need to be protected and recognised. These need to be provided for and a Cultural Effects Assessment completed if they are going to have a more than minor effect on cultural or ecological values.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
367.37	Te Uri o Hau	Earthworks	Amend	<p>AMEND EW-S7 as follows:</p> <p>c. Wait for and enable an inspection of the site</p> <p>i. Wait for and enable an inspection of the site by the relevant authority or agency <u>and mana whenua</u>; and</p> <p>ii. Following site inspection and consultation with all relevant parties <u>including mana whenua</u> (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants.</p>	<ul style="list-style-type: none"> Te Uri o Hau needs to be involved in the process of an accidental discovery from notification, until determination of if the discovery is of Māori origin or not. The protection and preservation of all urupā, wāhi tapu and wāhi taonga and archaeological sites within the statutory area of Te Uri o Hau. Respect is shown for Te Uri o Hau association with urupā, wāhi tapu and wāhi taonga, and archaeological sites within the statutory area of Te Uri o Hau. Acknowledgement of the relationship and association with Te Uri o Hau and their wāhi tapu, wāhi taonga, and archaeological sites within the statutory area of Te Uri o Hau is accurately recognised and provided for. Please refer to section 36. Wāhi Tapu and Wāhi Taonga: Sacred areas and treasures in our Iwi-Hapu Environmental Management Plan.
367.38	Te Uri o Hau	Subdivision	Amend	<p>No specific decision requested although the submission commented that SUB-P1.3 needs to detail the mitigation needed, including detailed assessment of the site, enforce buffer zones around the natural hazards and have planting. Any proposed development or subdivision shall avoid, remedy or mitigate adverse effects of natural hazards including erosion, flooding and inundation, landslips, rock fall, alluvion (deposition of alluvium), avulsion (erosion by streams and rivers), unconsolidated fill, soil contamination, subsidence, and fire hazards.</p> <p>Submission references section 35 of the Iwi-Hapu Environmental Management Plan.</p>	<ul style="list-style-type: none"> The submitter considers that the mitigation needed should be outlined. They consider that this needs to include detailed assessments of site, enforce buffer zones around the natural hazards and have planting. They consider that any proposed development or subdivision shall avoid, remedy or mitigate adverse effects of natural hazards including erosion, flooding and inundation, landslips, rock fall, alluvion (deposition of alluvium), avulsion (erosion by streams and rivers), unconsolidated fill, soil contamination, subsidence, and fire hazards. Refer to section 35. Growth and development Iwi-Hapu Environmental Management Plan.
367.39	Te Uri o Hau	Subdivision	Oppose	<p>No specific decision requested but submission opposes SUB-P5.5.</p>	<ul style="list-style-type: none"> An esplanade reserve or strip enables us to access our waterways and mahinga kai and be able to participate in our customary take. This benefit far outweighs any cost of maintaining the esplanade.
367.40	Te Uri o Hau	Subdivision	Amend	<p>ADD to SUB-R6 a Perpetuity Clause that covers the following:</p> <p>Perpetuity Clause:</p> <ul style="list-style-type: none"> Require that all covenants protecting significant areas be registered in perpetuity, with no provision for removal or downgrading without public or expert review. Third-party oversight: Mandate monitoring by an independent third-party (e.g. Te Uri o Hau or DOC,) to ensure compliance with the ecological management plan. Baseline ecological condition recorded in the ecology report with a commitment to increase the native vegetation cover by 20% over 5 years. <p>In the applicant's ecological plan they need to provide achievable restoration targets that they plan to reach.</p>	<ul style="list-style-type: none"> There needs to be stronger provisions for the environmental benefit subdivision.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
367.41	Te Uri o Hau	Subdivision	Amend	<p>AMEND SUB-S8.1.d as follows:</p> <p>d. A 20m<u>30m</u> wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the lake or river.</p> <p>AND</p> <p>AMEND SUB-S8.2.c as follows:</p> <p>c. A 20m <u>30m</u> wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the lake or river.</p>	<ul style="list-style-type: none"> A wider esplanade would create easier access to waterways and mahinga kai.
367.42	Te Uri o Hau	Subdivision	Amend	<p>ADD to SUB-S13 the following:</p> <ul style="list-style-type: none"> Te Uri o Hau requires a cultural heritage covenant registered on the title protecting the site of significance to Māori in perpetuity. <p>Te Uri o Hau requires a no disturbance rule, prohibiting earthworks or construction within or adjacent (within 50m) to the site without iwi consent and a Cultural Effects Assessment.</p>	<ul style="list-style-type: none"> Sites of significance to Māori need to be protected and cared for. Te Uri o Hau need consent conditions requiring a cultural heritage covenant and a no disturbance rule.
367.43	Te Uri o Hau	Subdivision	Amend	<p>ADD to SUB-S15 the following new clause:</p> <p><u>d. Highly Erodible Land</u></p>	<ul style="list-style-type: none"> No reasons provided.
367.44	Te Uri o Hau	Coastal Environment	Amend	<p>AMEND CE-O3 as follows:</p> <p><u>The relationship of mana whenua as kaitiaki of the coastal environment is provided for. Enabling mana whenua to act as kaitiaki over coastal areas and resources where mātauranga Māori is recognized</u></p>	<ul style="list-style-type: none"> Te Uri o Hau support the intent of this objective as it seeks to give effect to Objective 3 under the New Zealand Coastal Policy Statement. But amendments are sought as it is ambiguous and confusing, and further recognition of Te Uri o Hau mātauranga Māori must be provided.
367.45	Te Uri o Hau	Coastal Environment	Amend	<p>AMEND CE-P2 to provide for development of Maori land and Treaty settlement land.</p>	<ul style="list-style-type: none"> Support in part as it seeks to promote appropriate development in the coastal environment, but seek amendment to provide for development of Māori land and Treaty settlement land.
367.46	Te Uri o Hau	Coastal Environment	Amend	<p>AMEND CE-P4 to delete reference to Māori purpose zone, and include more broadly Māori land as defined under Te Ture Whenua Māori Act, and Treaty settlement land returned as part of Treaty settlement legislation, including Fight of First Refusal land.</p>	<ul style="list-style-type: none"> Support retention of policy. But seek clarification or amendment that the policy also applies to Treaty settlement land or Māori land that is not under the Māori Purpose Zone. General title land can also be turned into Māori land (or vice versa) and fall out of the Māori Purpose Zone. Similarly to Treaty settlement land returned under Right of First Refusal land – this policy should also be applicable to other Māori land and Treaty settlement land that falls out of the Māori purpose zone.
367.47	Te Uri o Hau	General Rural Zone	Amend	<p>ADD a new policy to the General rural zone as follows:</p> <p><u>Recognise that the Rural Environment has a large proportion of Māori land and Treaty settlement land in the Rural Zone, and provide for the special relationship of Māori to their whenua by enabling activities associated with cultural activities. Including papakāinga and marae developments.</u></p>	<ul style="list-style-type: none"> There is a large number of Māori and Treaty settlement land in the Rural Zone. More direction needs to be provided in this Chapter to enable growth and development of Māori and Treaty settlement in this Zone. The submitter would like a new policy or amend existing policy so not to preclude development of Māori land in Rural Zone.
367.48	Te Uri o Hau	General Rural Zone	Amend	<p>AMEND activity status of GRUZ-R11 from Restricted Discretionary to Permitted or</p>	<ul style="list-style-type: none"> The activity status should be permitted to enable better use and growth of papakāinga

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				Controlled. AND If GRUZ-R11 is amended to be a Controlled activity, then ADD Standards from MPZ-S1 (if retained) where there are more than 10 dwellings proposed on a site.	on whenua Māori and Treaty settlement land returned to Te Uri o Hau in the Rural Zone. Where there are more than 10 dwellings being proposed on the same site, the same or similar Standards under the Māori Purpose Zone (MPZ-S1) should apply.
367.49	Te Uri o Hau	General Rural Zone	Amend	AMEND GRUZ-S3 to include a new point that mana whenua to do cultural effects assessment on any proposed activity within or near the 25m coastal marine area setback. The recommendations from our cultural effects assessment are to be included in the conditions of the resource consent.	<ul style="list-style-type: none"> Te Uri o Hau wishes to do Cultural Effects Assessments for any proposed activity within or near the 25m coastal marine area setback zone. Erosion of the coastal marine area Exposure of koiwi, midden Te Uri o Hau would like its recommendations from their cultural effects assessment to be included in the conditions of the resource consent. Te Uri o Hau Kaitiakitanga o te Taiao section 31 – Takutai Moana: Marine and Coastal Areas and Harbours need to be considered for any application around the coastal marine area. There needs to be a setback of further than 25m in areas of cultural significance.
367.50	Te Uri o Hau	Rural Lifestyle Zone	Amend	No specific decision sought to RLZ-O2, however the submission considers that the Rural lifestyle zone should not only be maintained but actively enhance through the expression of kaitiakitanga and the restoration of the mauri of the land.	<ul style="list-style-type: none"> From a Te Uri o Hau perspective, the rural lifestyle zone should not only be maintained but actively enhanced through the expression of kaitiakitanga and the restoration of the mauri of the land. Enhancement should reflect the relationship of Te Uri o Hau with the whenua, including the use of native vegetation, protection of cultural landscapes, and support for land uses that uphold mana whenua values and tikanga Māori. True amenity, in our view, is achieved when the land is thriving, the community is connected to te taiao, and the whenua supports the wellbeing of current and future generations.
367.51	Te Uri o Hau	Rural Lifestyle Zone	Amend	No specific decision requested to RLZ-P1.3 however the submission considers that the Rural lifestyle zone should not only be maintained but actively enhance through the expression of kaitiakitanga and the restoration of the mauri of the land.	<ul style="list-style-type: none"> From a Te Uri o Hau perspective, the rural lifestyle zone should not only be maintained but actively enhanced through the expression of kaitiakitanga and the restoration of the mauri of the land. Enhancement should reflect the relationship of Te Uri o Hau with the whenua, including the use of native vegetation, protection of cultural landscapes, and support for land uses that uphold mana whenua values and tikanga Māori. True amenity, in our view, is achieved when the land is thriving, the community is connected to te taiao, and the whenua supports the wellbeing of current and future generations.
367.52	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	ADD new objectives to Estuary Estates (Mangawhai Central) to: <ul style="list-style-type: none"> recognise and provide for cultural values of Te Uri o Hau in the zone. and address cultural significance of area and receiving environment to Te Uri o Hau. 	<ul style="list-style-type: none"> The significance to Te Uri o Hau of this special purpose zone has been omitted. Mangawhai Central and the Council, has well documented cultural values assessment for Te Uri o Hau in this area. Yet the Estuary Estates Design and Environmental Guideline has no provision to recognise and provide for the special relationship Te Uri o Hau have to area. The Mangawhai Estuary is within the Area

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<p>New objectives to include:</p> <p><u>1. Mana Whenua cultural, spiritual and historical values and their relationship associated with the Māori cultural landscape, including ancestral lands, water, sites, wahi tapu, and other taonga, in the Estuary Estate Zone are identified, recognised, protected, and enhanced.</u></p> <p><u>2. Subdivision, use and development is managed to maintain or enhance water quality within the freshwater catchment and receiving coastal environment, including the integration of Mana Whenua values, mauri, matauranga and tikanga associated with fresh water and coastal water resources.</u></p> <p><u>3. Subdivision and/or development within the precinct facilitates a transport network that avoids where practicable, or otherwise remedies or mitigates adverse effects on the environment, including effects on mana whenua values.</u></p>	of Interest to Te Uri o Hau (see Figure 1 of the submission) and adjacent to statutory acknowledgement areas, including being a receiving environment to the Mangawhai Harbour.
367.53	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P1, however, the submission considers that Te Uri o Hau needs to be involved in the preservation and enhancement of the significant ecological habitat, so they are able to exercise their right of Kaitiakitanga.	<ul style="list-style-type: none"> • Yr Uri o Hau have not been consulted or engaged on the development of this new zone. • The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.54	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P3, however, as per Te Uri o Hau Cultural Values Assessment, they wish to implement Kaitiaki monitoring especially around the wetlands and waterways.	<ul style="list-style-type: none"> • Te Uri o Hau have not been consulted or engaged on the development of this new zone. • The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.55	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P4, however as per Te Uri o Hau Cultural Values Assessment, the submission wishes to implement Kaitiaki monitoring especially around the wetlands and waterways.	<ul style="list-style-type: none"> • Te Uri o Hau have not been consulted or engaged on the development of this new zone. • The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.56	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P37, however the submission states that stormwater needs to be treated and filtered to mitigate adverse effects on waterways and wetlands.	<ul style="list-style-type: none"> • Te Uri o Hau have not been consulted or engaged on the development of this new zone. • The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.57	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P40, however the submission considers that wastewater infrastructure needs to be improved to accommodate the influx from Mangawhai Central.	<ul style="list-style-type: none"> • Te Uri o Hau have not been consulted or engaged on the development of this new zone. • The area is of high spiritual and cultural

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
					significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.58	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision sought for EESPZ-P42, however the submission seeks to ensure that existing bush, streams and wetlands are covenanted and enhanced Cultural wayfinding including naming of streets as included in Te Uri o Hau Cultural Values Assessment 2018.	<ul style="list-style-type: none"> Te Uri o Hau have not been consulted or engaged on the development of this new zone. The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.59	Te Uri o Hau	Estuary Estates (Mangawhai Central)	Amend	No specific decision requested for EESPZ-P42, however, Te Uri o Hau would like first right of refusal for weed and pest management and planting.	<ul style="list-style-type: none"> Te Uri o Hau have not been consulted or engaged on the development of this new zone. The area is of high spiritual and cultural significance and is recognised as such under the Te Uri o Hau Treaty Settlement legislation and Deed of Settlement. Any future development in this area must be assessed against the effects of their cultural values.
367.60	Te Uri o Hau	Strategic Direction	Amend	ADD issues and objectives from Hapu Environmental Management Plan to the Strategic Directions Chapter - Tangata Whenua.	<ul style="list-style-type: none"> There is no detail on issues of significance to mana whenua. There is only one Objective under the Strategic Direction which implies that there are no issues, other than 'recognising and providing for' tangata whenua relationship with lands, water, sites wāhi tapu, and other taonga. We agree with this Objective, but request that amendments are made in the PDP to include more objectives, policies and methods that support the aspirations of Te Uri o Hau. For instance, the issues, objectives and policies set out in the HEMP for Te Uri o Hau describe a number of activities that are of concern. This includes land use activities around sites of significance, the impact of residential development on Te Uri o Hau cultural values and the impact on climate change and development in areas prone to natural hazards.
367.61	Te Uri o Hau	General	Amend	ADD policies and rules under the General-District Wide-Matters chapter to give effect to objectives in the National Policy Statement for Freshwater Management, in particular Integrated Management (Policy 3).	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to 367.8 to 12 and 61).
367.62	Te Uri o Hau	Earthworks	Amend	AMEND the Overview of the Earthworks chapter to include the following, not just sites of significance for mana whenua: <u>minimising and avoiding effects of earthworks, quarrying, and mining on cultural values of mana whenua.</u>	<ul style="list-style-type: none"> Earthworks, quarrying and mining should not occur in or around sites of significance to mana whenua. The activities should be avoided where there are significant effects on the cultural values of mana whenua.
367.63	Te Uri o Hau	General		ADD a new Treaty Settlement Land zone to enable different activities to take place on	<ul style="list-style-type: none"> The issues and objectives around development of Māori and Treaty settlement

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				<p>Treaty settlement land, as provided under Treaty settlement legislation.</p> <p>AND</p> <p>ADD the provisions from the Operative KDC Plan, in particular Chapter 15B provisions.</p> <p>AND</p> <p>ADD new objectives for Treaty settlement land as follows:</p> <p><u>1. Mana Whenua have flexibility to use and develop Treaty settlement land in accordance with mātauranga and tikanga while ensuring appropriate health, safety and amenity standards are met.</u></p> <p><u>2. Mana Whenua use and develop land acquired as commercial redress to support their social and economic development.</u></p> <p><u>3. Mana Whenua can access, manage, use and develop land acquired as cultural redress.</u></p> <p><u>4. Mana Whenua use and develop Treaty settlement land in areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character, provided that adverse effects on those values are avoided, remedied or mitigated.</u></p> <p><u>5. The occupation, development and use of Treaty settlement land is not adversely affected by the location of new infrastructure.</u></p>	<p>land is not identified in the PDP.</p> <ul style="list-style-type: none"> The Treaty Settlement Zone was provided for under the Operative Plan in Chapter 15B. With the removal of this zone the Maori purpose zone excludes particular activities that have previously been provided for as guaranteed under Treaty settlement legislation. This includes protection and minimization of effects of cultural redress land and statutory acknowledgement areas. The exclusion of a Treaty settlement zone restricts and limits a number of activities that must be provided for on Treaty Settlement Land. Including multiple commercial activities. New wording for Treaty Settlement Zone can include wording from adjoining local authorities to ensure consistency of land use. Te Uri o Hau traverses four different local authorities, so consistency around Treaty Settlement Land use is desired. New provisions in the chapter must be included for policies, rules and standards to ensure appropriate activities are managed on Treaty Settlement Land.
367.64	Te Uri o Hau	Maori Purpose Zone	Amend	<p>AMEND the Overview of the Māori purpose zone as follows:</p> <p>The Māori purpose zone comprises Māori land in Kaipara District. The Māori purpose zone seeks to recognise and provide for the relationship of Māori with their ancestral land, by enabling Māori purpose activities, which includes marae, papakāinga housing, and kohanga reo, along with land-based primary production, residential, small scale commercial activities and rural industry.</p>	<ul style="list-style-type: none"> The terminology and Overview of this chapter is confusing and can lead to misinterpretation when applied. The regulation over Māori Land and Treaty settlement land differs substantially and the two land types should be managed under the PDP with different zones and provisions. Further, seek deletion and amendment to the Overview and purpose of the Maori purpose zone. Such as removal of 'small scale' from the section as this is limiting and can cause confusion around what 'small scale' means in respect of commercial activities. It also limits any commercial activity that is provided for under Rural, Commercial and Residential Zones under PDP. Amend Overview to include description that the Maori purpose zone prevails over any underlying zone.
367.65	Te Uri o Hau	Maori Purpose Zone	Oppose	DELETE MPZ-R5.	<ul style="list-style-type: none"> This contradicts the objectives of the Maori purpose zone, in particular restricting visitor numbers to 10, which is inconsistent with activities undertaken at marae.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
367.66	Te Uri o Hau	Maori Purpose Zone	Amend	AMEND MPZ-S1 so that a Development Plan is only required when 10 or more dwellings are on one site.	<ul style="list-style-type: none"> No reasons provided.
367.67	Te Uri o Hau	Maori Purpose Zone	Amend	No specific decision requested, however the submitter considers that the objectives and policies in the Maori purpose zone are restrictive and limit activities that focus on 'Maori purpose activities' only.	<ul style="list-style-type: none"> Submitter considers the objective is confusing and limits activities that focus on 'Maori purpose activities' only. This is confusing when the rest of Objective MPZ-O1 also includes 'exercising their roles as kaitiaki'. This objective is poorly worded and can be misinterpreted.
367.68	Te Uri o Hau	General	Amend	ADD a new definition and chapter for papakainga developments.	<ul style="list-style-type: none"> No reasons provided.
367.69	Te Uri o Hau	Maori Purpose Zone	Amend	ADD to the Maori purpose zone the objectives, policies and methods in Te Uri o Hau Hapū Environmental Management Plan (pages 84 to 86) in relation to papakainga development.	<ul style="list-style-type: none"> When read alongside provisions of the Maori purpose zone the definition of papakainga limits a number of activities on Māori and Treaty settlement land to the activities listed under this definition. This is limiting to what mana whenua practice as 'cultural activities' on Māori and treaty settlement land. Being too prescriptive removes the ability to adapt tikanga Māori and cultural practices.
367.70	Te Uri o Hau	Strategic Direction	Amend	It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4.	<ul style="list-style-type: none">
367.71	Te Uri o Hau	General		ADD policies and rules that seek to address the issues of Te Uri o Hau. Examples on page 55 of the Hapu Environmental Management Plan and Appendix 2 of the submission.	<ul style="list-style-type: none"> There is no detail on issues of significance to mana whenua. There is only one Objective under the Strategic Direction which implies that there are no issues, other than 'recognising and providing for' tangata whenua relationship with lands, water, sites wāhi tapu, and other taonga. We agree with this Objective, but request that amendments are made in the PDP to include more objectives, policies and methods that support the aspirations of Te Uri o Hau. For instance, the issues, objectives and policies set out in the Hapu Environmental Management Plan for Te Uri o Hau describe a number of activities that are of concern. This includes land use activities around sites of significance, the impact of residential development on Te Uri o Hau cultural values and the impact on climate change and development in areas prone to natural hazards.
367.72	Te Uri o Hau	Strategic Direction			<ul style="list-style-type: none">
367.73	Te Uri o Hau	Strategic Direction		ADD a new policy that protects water bodies and mana whenua values: <u>Protect mana whenua values and interests around significant water bodies including wetlands, estuaries, lakes, rivers and streams.</u>	<ul style="list-style-type: none"> There is no detail on issues of significance to mana whenua. There is only one Objective under the Strategic Direction which implies that there are no issues, other than 'recognising and providing for' tangata whenua relationship with lands, water, sites wāhi tapu, and other taonga. We agree with this Objective, but request that amendments are made in the PDP to include more objectives, policies and methods that support the aspirations of Te Uri o Hau.

SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
					<ul style="list-style-type: none"> For instance, the issues, objectives and policies set out in the Hapu Environmental Management Plan for Te Uri o Hau describe a number of activities that are of concern. This includes land use activities around sites of significance, the impact of residential development on Te Uri o Hau cultural values and the impact on climate change and development in areas prone to natural hazards.
367.74	Te Uri o Hau	Strategic Direction		<p>ADD a new policy to protect mana whenua interests and values around natural hazards and resilience planning:</p> <p><u>Protect and enable mana whenua to practice kaitiakitanga and rangatiratanga in natural hazards planning by identifying risks and hazards that will have a significant adverse effect on their cultural values and cultural infrastructure (such as marae, urupa, wāhi tapu, papakāinga, mahinga kai and associated features).</u></p>	<ul style="list-style-type: none"> There is no detail on issues of significance to mana whenua. There is only one Objective under the Strategic Direction which implies that there are no issues, other than 'recognising and providing for' tangata whenua relationship with lands, water, sites wāhi tapu, and other taonga. We agree with this Objective, but request that amendments are made in the PDP to include more objectives, policies and methods that support the aspirations of Te Uri o Hau. For instance, the issues, objectives and policies set out in the Hapu Environmental Management Plan for Te Uri o Hau describe a number of activities that are of concern. This includes land use activities around sites of significance, the impact of residential development on Te Uri o Hau cultural values and the impact on climate change and development in areas prone to natural hazards.
367.75	Te Uri o Hau	Ecosystems and Indigenous Biodiversity		<p>ADD a new Objective to:</p> <p><u>Protect and preserve the cultural values of mana whenua associated with the natural environment, taonga species and indigenous biodiversity.</u></p>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve. Or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4. (refer also to 367.8 to 12 and 61).
367.76	Te Uri o Hau	Maori Purpose Zone	Amend	<p>AMEND the Overview of the Maori purpose zone to include a description that the Maori purpose zone prevails over any underlying zone.</p>	<ul style="list-style-type: none"> The terminology and Overview of this chapter is confusing and can lead to misinterpretation when applied. The regulation over Māori Land and Treaty settlement land differs substantially and the two land types should be managed under the PDP with different zones and provisions. Amend Overview to include description that the Māori purpose zone prevails over any underlying zone.
367.77	Te Uri o Hau	General	Amend	<p>ADD recognition of Te Uri o Hau Claims Settlement (Resource Consent Notification) Regulations 2003 Regulations under Part 1 – Introduction and general provisions – Tangata Whenua - Participation of Tangata Whenua in RMA processes</p>	<ul style="list-style-type: none"> This is a breach of the Settlement Act, in particular section 64 distribution of applications to Te Uri o Hau governance entity.
367.78	Te Uri o Hau	General	Amend	<p>ADD provisions to avoid and minimise and further effects on the cultural values of mana whenua, while still providing for appropriate development on Māori Land and Treaty settlement land.</p>	<ul style="list-style-type: none"> No reasons provided.
367.79	Te Uri o Hau	General		<p>No specific decision requested but the submission states it is unclear how some of the issues of significance to mana whenua in the Regional Policy Statement and the issues</p>	<ul style="list-style-type: none"> Additional provisions need to be included to avoid and minimise and further effects on the cultural values of mana whenua, while

**SUMMARY OF SUBMISSIONS BEING NOTIFIED ON 23 FEBRUARY 2026
INCLUDES: 144.10 - Pacific Coast Surveyors and 217.71 - Cato Bolam Consultants Ltd and
New Zealand Pork Industry Board and Te Uri o Hau**

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
				identified by Te Uri o Hau in the Hapu Environmental Management Plan are going to be addressed in the proposed district plan. Additional provisions need to be included to avoid and minimise and further effects on the cultural values of mana whenua, while still providing for appropriate development on Māori Land and Treaty settlement land.	still providing for appropriate development on Māori Land and Treaty settlement land.
367.80	Te Uri o Hau	General		No specific decision requested, but the submission considers that the Te Uri o Hau Climate Adaptation Strategy should be considered and given effect to in any future planning decisions on climate change and natural hazards in the District.	<ul style="list-style-type: none"> Te Uri o Hau is finalising its Climate Adaptation Strategy where specific actions and priorities are identified. It is recommended that Council engage with Te Uri o Hau to understand what the priorities are and how the proposed district plan needs to respond to it. Including additional funding and technical support to upgrade and maintain critical infrastructure around Te Uri o Hau whenua Māori, Treaty settlement land and additional cultural infrastructure and assets.
367.82	Te Uri o Hau	Sites and Areas of Significance to Maori	Amend	ADD a new rule that provides for 'Setback requirements from wāhi tapu is more than 10 metres on adjacent or abutting land'	<ul style="list-style-type: none"> The submission is concerned about structures such as walking and bike tracks being built next to urupa and wahi tapu resulting in the disturbance of koiwi.