



Kaipara te Orangahui • Two Oceans Two Harbours

Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 22/06/2025

Submission Reference Number #:37

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

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I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

- **Yes**

Submission points

Point 37.1

Section: General Rural Zone

Sub-section: Overview

Provision:

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 environment with a wide range of primary production [activities](#), rural landscapes, cultural values, and natural environment values. The purpose of the General rural zone is to provide for primary production [activities](#) as the predominant land-use. The General rural zone also provides for other [activities](#) that support primary production [activities](#) and have a functional or operational need to be in a rural environment, such as rural industry.

Inappropriate [activities](#) within the General rural zone can compromise the productive capacity of the rural environment and the ability of primary production [activities](#) to function effectively and efficiently. The General rural zone provisions seek to avoid where possible, or otherwise mitigate, reverse sensitivity [effects](#) on primary production [activities](#) and recognise the typical adverse [effects](#), such as noise, dust, odour and heavy traffic, that should be expected and tolerated in the General rural zone.

The General rural zone contains the most productive land in the District, most notably in the North Kaipara Agricultural Delta between Pouto-Te Kopuru and Dargaville-Ruawai. Much of this land is highly productive land, as defined by the **National Policy Statement for Highly Productive Land 2022** (NPS-HPL). [Activities](#) that do not rely on the soil resource of the highly productive land are to be avoided unless they are anticipated on highly productive land under clause 3.9 of the NPS-HPL.

Industrial and [commercial activities](#) unrelated to primary production, including retail, are not anticipated or enabled in the General rural zone as these are best located in urban areas with appropriate infrastructure. Locating these [activities](#) within urban areas also ensures that industrial and [commercial activities](#) are separated from potentially incompatible primary production [activities](#).

There are obligations under the [RMA](#), the NPS-HPL and the **Northland Regional Policy Statement 2016** to manage the rural land resource to provide for the social, economic and cultural well-being of people and communities, to protect highly productive land for use in land-based primary production and avoid reverse sensitivity [effects](#) on primary production [activities](#).

There are obligations under the [RMA](#), the NPS-HPL and the **Northland Regional Policy Statement 2016** to manage the rural land resource to provide for the social, economic and cultural well-being of people and communities, to protect highly productive land for use in land-based primary production and avoid reverse sensitivity [effects](#) on primary production [activities](#).

Support / Amend / Oppose: Support

Submission:

The Proposed District Plan is consistent with recommendations of the Spatial Plan for a cohesive and

consolidated approach to development in Mangawhai, and as regards the approach to rural and/or highly productive land.

This appears to be reflected in a tightening of the approach to the general rural zone, and not expanding urbanisation across the estuary, consolidating around existing developments and not over-extending infrastructure, and ensuring protection of rural character where appropriate (particularly highly productive land). Projected growth in Mangawhai has been more than catered for in the long term as the report for KDC by Formative clearly sets out, and the considered approach to zoning in the Proposed District Plan is properly informed by all relevant documents (KDC, regional and national).

Relief sought

To maintain its position as set out in the Proposed Plan regarding general rural zones, and not make provision for intensive residential development on the east side of the estuary.