



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: 28/06/2025

Submission Reference Number #:99

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: Yes

I am willing to present a joint case: Yes

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**

Section: Natural Features and Landscapes

Provision:	
NFL-P6	Assessment of resource consents

Submission:
Adverse effects within the coastal environment

Relief sought

Section: Natural Features and Landscapes

Overview

Submission:

Relief sought

Section: Natural Features and Landscapes

Provision:	
NFL-P6	Assessment of resource consents

Support / Amend / Oppose: Amend

Submission:

Ripiro Beach is worthy of special mention because of its unique characteristics of being the Wild West Coast. Built form visible from the beach detracts from that unique characteristics, with the exception of established communities like Bayllys or Glinks Gully. Other west coast beaches like Muriwai have already been compromised. Ripiro beach needs to be protected from development being visible from the beach even at low tide. A property that has riparian rights could build along the back of the beach, detracting from the Wild West Coast character.

Amend NFL-P6.4 to include that buildings within the ONL West Coast Ocean Beach should not be visible from Ripiro Beach including at low tide.

Relief sought

Amend NFL-P6.4 to include that buildings within the ONL West Coast Ocean Beach should not be visible from Ripiro Beach including at low tide.

Point 99.4

Section: Natural Features and Landscapes

Sub-section: Policies

Provision:

NFL-P3 Adverse effects within the coastal environment

Support / Amend / Oppose: Amend

Submission:

This online submission form does not work properly! This is the third time i have tried to make a submission point about NFL-P3. Here i go trying again!!

Ripiro beach warrants special mention because it is the Wild West Coast, and there are adverse effects from build form being visible from the beach affecting that character.

Amend NFL-P3 to include special mention of Ripiro Beach as being the Wild West Coast.

Relief sought

Amend NFL-P3 to include special mention of Ripiro Beach as being the Wild West Coast.

Point 99.5

Section: Natural Features and Landscapes

Sub-section: Rules

Provision:

NFL-R2	New buildings and structures
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Support / Amend / Oppose: Amend

Submission:

It is unclear which sub part of this rule controls new buildings and structures in an ONL in the Coastal Environment. It seems to be by default Sub-part 6 of this rule.

Relief sought

Amend NFL-R2 to provide clarity as to how the rule controls new buildings and structures in the Coastal Environment.

Point 99.6

Section: Coastal Environment

Provision:

Overview

Support / Amend / Oppose: Amend

Submission:

Support acknowledgement in Overview statement that most of the coastline is undeveloped with limited built development. Mangawhai is not the only coast that is under pressure from built development. The West Coast and Ripiro Beach should also be mentioned in the Overview statement as being under pressure from development that will ruin the Wild West Coast characteristics.

Relief sought

Amend the Overview statement to include mention of the West Coast and Ripiro Beach as being under pressure from development that will ruin the Wild West Coast characteristics.

Point 99.7

Section: Coastal Environment

Sub-section: Policies

Provision:

CE-P1 Managing adverse effects on the natural character of the coastal environment

Support / Amend / Oppose: Amend

Submission:

This policy should include reference to the West Coast and Ripiro Beach as needing to ensure built development is not visible from beach even at low tide so that the Wild West Coast characteristics are maintained. This is a very special part of Kaipara District and is under pressure from development. Other west coast beaches like Muriwai have become developed or restricted resulting in additional pressure on Ripiro Beach as those folk move north. Properties with riparian rights can build close to the beach, or within view of beach users altering the special wild west coast characteristics.

Relief sought

CE-P1 to include reference to the West Coast and Ripiro Beach as needing to ensure built development is not visible from beach even at low tide so that the Wild West Coast characteristics are maintained.

Point 99.8

Section: Coastal Environment

Sub-section: Policies

Provision:

CE-P6 Assessment of resource consents

Support / Amend / Oppose: Amend

Submission:

Ripiro Beach and the West Coast is a special area of Kaipara District and needs to be protected from inappropriate use and development. The wild west coast character is being adversely affected by buildings being visible from the beach. Built form should not be visible from the beach even at low tide. CE-P6 should include an assessment matter for the location of built form to ensure that buildings and structures are not visible from Ripiro beach even at low tide.

Relief sought

CE-P6 should include an assessment matter for the location of built form to ensure that buildings and structures are not visible from Ripiro beach even at low tide.

Point 99.9

Section: Coastal Environment

Sub-section: Rules

Provision:

CE-R2	New buildings and structures
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Support / Amend / Oppose: Amend

Submission:

The location of buildings needs to be controlled to ensure that they are not visible from Ripiro Beach even at low tide. An additional Standard needs to be referenced in CE-R2 to this effect.

This online submission form is not user friendly and i can't work out how to make a submission point that a new CE standard is required, rather than amending an existing standard.

Relief sought

An additional Standard needs to be referenced in CE-R2 to control the location of buildings within the Coastal Environment to ensure that they are not visible from Ripiro Beach even at low tide.

Point 99.10

Section: Open Space Zone

Provision:

Overview

Support / Amend / Oppose: Amend

Submission:

The Overview statement includes mention of the District's walking and cycling network. Equestrian use of the Open Space Zone should also be mentioned. Horse riding in appropriate parts of the Open Space Zone should be supported as this is a large part of the Kaipara District's community. The definition of Recreational Activities does not preclude horse riding.

Relief sought

Overview statement to include equestrian use as one of the types of public access use.

Point 99.11

Section: Open Space Zone

Sub-section: Proposed objectives

Provision:

OSZ-O2

Support / Amend / Oppose: Support

Submission:

Horse riding is included within the definition of Recreational Activities therefore OSZ-O2 is supported.

Relief sought

Keep OSZ-O2.

Point 99.12

Section: Open Space Zone

Sub-section: Policies

Provision:

OSZ-P1 Range of recreation activities

Support / Amend / Oppose: Support

Submission:

Horse riding is included within the definition of Recreational Activities therefore OSZ-P1 is supported.

Relief sought

Support OSZ-P1.

Point 99.13

Section: Open Space Zone

Sub-section: Rules

Provision:

OSZ-R3	Walking and cycling paths and connections
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Support / Amend / Oppose: Amend

Submission:

Amend this rule to include equestrian paths and connections. Horse riding is a large part of the Kaipara District communities and should be provided for. It is an active mode of transport, equally as important as walking and cycling.

Relief sought

Amend OSZ-R3 to include equestrian paths and connections.

Point 99.14

Section: Public Access

Provision:

Overview

Support / Amend / Oppose: Amend

Submission:

The Overview statement for Public Roads should include mention that users of unformed legal roads can be walking, cycling and horse riders. Kaipara District has an abundance of unformed legal roads with this network a valuable asset for active modes of transport like walking, cycling and horse riding.

Relief sought

The Overview statement for Public Roads should include an acknowledgement that users of unformed legal roads can be walking, cycling and horse riders.