

Proposed Kaipara District Plan: Form 6 - Further Submission ***Clause 7 of Schedule 1, Resource Management Act 1991***

Kaipara District Council is notifying specific submission points from five submissions on the Proposed District Plan (PDP). This is to provide the public with an opportunity to either oppose or support points that require corrections. The submissions are:

- Submission # 136.50 - Federated Farmers
- Submission # 136.63 - Federated Farmers
- Submission # 253.13 - McRobbie Dowling Ltd
- Submission # 315.5 - Horizon Surveying and Land Development
- Submission # 315.15 - Horizon Surveying and Land Development
- Submission # 359.2 - M Calder
- Submission # 367.70 - Te Uri o Hau
- Submission # 367.72 - Te Uri o Hau

All other submissions received have already been through the Further Submission process and we will not be accepting any further submissions on any submissions other than those noted above. No new submission points can be made.

A Summary of Submissions for the submissions noted above has been prepared and is attached at the end of this document.

If you require any assistance with completing this form, please contact the District Planning Team:

Phone: 0800 727 059

or

By Email: mwalters@kaipara.govt.nz

Private Act Note

All information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

1. Further Submitter Details <i>(mandatory information)</i>			
Full name of individual or organisation making further submission:			
Contact person: <i>(if different from above)</i>			
Email address:			
Preferred method of contact: <i>(select one)</i>	Email	Post	
Submitter contact phone number:			
Do you have an Agent acting on your behalf?	Yes	No	
Agent name and email address:			
Who is all correspondence to go to:	Submitter only	Agent only	Both

2. Request to be heard at hearings			
☐	Yes, I wish to be heard at the hearing in support of my further submission		
☐	No, I do not wish to be heard at the hearing in support of my further submission		
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		Yes	No

3. Eligibility to make a further submission <i>(for further information on this go to RMA Schedule 1, Clause 7)</i>	
I am (select ONE of the following options:	
☐	A person representing a relevant aspect of public interest.
☐	A person who has an interest in the proposal greater than the interest that the general public has.
☐	The local authority

4. My reasons for selecting the category ticked above are:
<i>(For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups.</i> OR <i>Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.)</i>

5. Further Submission/s for submission/s being notified on 24 February 2026 on the Proposed Kaipara District Plan:

Submission point number	Submitter name	Support OR Oppose	Reasons for supporting or opposing
<u>Example</u> 123.45	<u>Example</u> John Smith	<u>Example</u> Support	<u>Example</u> I support this because....

YOU ARE WELCOME TO PROVIDE THE REQUIRED INFORMATION ABOVE OR
 EXTRA INFORMATION ON A SEPARATE PAGE IF YOU WANT TO

Northpower – Additional Further Submission on Kaipara PDP

Full Name: Northpower Attn: Caroline Sharp, & Barker and Associates Attn: David Badham

Mobile: 021 436 482

Address for Service: Email is the preferred contact method – Caroline Sharp, Northpower, Caroline.SHARP@northpower.com & David Badham, Barker and Associates – davidb@barker.co.nz

Date: 5 May 2026

Re: Further Submission on Proposed Kaipara District Plan – Northpower Limited

Further Submissions Information:

These are additional further submissions on the Kaipara District Council's (KDC) Proposed Kaipara District Plan (PDP).

Northpower Limited (**Northpower**) has an interest greater than the interest of the general public as the submission points identified within this further submission specifically affect Northpower interests in the Kaipara District.

Northpower also made an original submission on the PDP (S283). Northpower also made a further submission (FS#82) on the original summary of submissions, as well as an additional further submission on 9 March 2026. This is an additional further submission due to the missed notification by KDC of several original submissions in the original summary of submissions.

Northpower could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Northpower's further submission relates to are attached.

Northpower supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Northpower wishes KDC to make with respect to each submission point are also detailed in the attached document.

Northpower wishes to be heard in support of these further submissions.

Michael Gibbs

Chief Operating Officer – Network

Northpower Limited

Barker & Associates

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

Northpower – Additional Further Submission on Kaipara PDP

Northpower Specific Further Submission Points on the PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
Strategic Direction					
367.70 FS112.1	Te Uri o Hau	Strategic Direction	Oppose	Northpower supports the protection of freshwater bodies, and the management of adverse effects on freshwater values, including mana whenua values in freshwater bodies. However, Northpower considers that the strong “avoid” directive within these objectives and policies is overly restrictive for any infrastructure-related activities near freshwater bodies, and does not give effect to the effects management hierarchy or national direction within the National Policy Statement for Freshwater Management 2020 (NPS-FM). The NPS-FM promotes an integrated and sustainable approach to managing freshwater and land use and development, including avoiding, remedying or mitigating adverse effects.¹ In addition, the National Environmental Standards for Freshwater 2020 provide consenting pathways for specified infrastructure, recognising that complete avoidance of adverse effects is not always practicable.	Reject

¹ Section 3.5((1)(c) of the National Policy Statement for Freshwater Management 2020.

Northpower – Additional Further Submission on Kaipara PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				The provisions of the PDP must give effect to the NPS-FM, and the inclusion of a “avoid” directive is clearly inconsistent with, and does not give effect to that direction.	

Please return this further submission form and any attachments no later than 5pm on Tuesday 5 May 2026 by:

Post to: Kaipara District Council, Private Bag 1001, Dargaville 0340

OR

Email: mwalters@kaipara.govt.nz

OR

Hand-deliver this further submission to:

Kaipara District Council, 32 Hokianga Road, Dargaville or

Kaipara District Council, 6 Molesworth Drive, Mangawhai

IMPORTANT!

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

The contact details for the submitters within this particular Further Submission process are as follows:

Federated Farmers of New Zealand – Northland Branch:

Jo-Anne Cook-Munro

PO Box 12, Whangarei 0140

Email: jcookmunro@fedfarm.org.nz

McRobbie Dowling Ltd:

Alisa Neal (Barker & Associates)

Level 2, 6/68 Woodcocks Road, Warkworth 0910

Email: alisan@barker.co.nz

Horizon Surveying & Land Development:

Joe Fletcher

4 Wood Street, Mangawhai 0505

Email: joe@hsld.nz

M Calder:

M Calder

12 Alcemene Lane, RD7, Baylys Beach 0377

Email: mmcalder@hotmail.com

Te Uri o Hau:

Fiona Kemp

Email: fkemp@uriohau.co.nz

**PROPOSED KAIPARA DISTRICT PLAN
SUMMARY OF SUBMISSIONS NOTIFIED ON 21 APRIL 2026**

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
FEDERATED FARMERS OF NEW ZEALAND – NORTHLAND PROVINCE SUBMISSIONS:					
136.50	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O3 as notified. OR Wording with similar intent. AND Any consequential amendments.	Supports the objective ECO-O3 as notified.
136.63	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	DELETE NFL-S5. AND ADD NFL-S5 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	- The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. - The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.

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McROBBIE DOWLING LIMITED SUBMISSION:					
253.13	McRobbie Dowling Limited	Subdivision	Oppose	DELETE SUB-P1. AND Any necessary consequential amendments.	• Policy is too narrow when applied to all zones. • Not all vegetation should be incorporated in a subdivision design. • Submitter considers the Natural Environment Values provisions afford sufficient protection.

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HORIZON SURVEYING & LAND DEVELOPMENT SUBMISSIONS:					
315.5	Horizon Surveying & Land Development	Planning Maps	Oppose	DELETE (inferred) the Mangawhai-Hakaru Managed Growth Area overlay. AND ADD more flexible tools such as structure planning, revised zoning, and infrastructure assessments to support responsive and context-sensitive growth.	• Intent to coordinate growth and infrastructure is sound, but the mechanism is too rigid, and risks unnecessarily constraining development. • Does not allow for responsiveness to landowner readiness, infrastructure staging, or changing demand.
315.15	Horizon Surveying & Land Development	Definitions	Amend	AMEND/DELETE the definitions of "Impermeable Surface" and/or "Impervious Surface" so that they are consolidated to remove duplication and ensure clarity. AND AMEND the definition of "Impermeable Surface" and/or "Impervious Surface" to clarify whether earth worked areas are intended to be included as the reference to "non-vegetated surfaces" may unintentionally include areas that have been subject to earthworks. AND AMEND the definition of "Impermeable Surface" and/or "Impervious Surface" to provide consistent treatment of features such as wooden decks (clause i.) or slatted decks (clause vii.) AND AMEND the reference to "Rain Tanks" in the definition of "Impermeable Surface" and/or "Impervious Surface" to be "Rainwater Collection Tanks" for clarity.	• There is unnecessary overlap between the definitions of "Impermeable Surface" and "Impervious Surface". • Some of the references used in the definitions are duplicative and/or lack clarity and could be confusing.

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M CALDER SUBMISSION:					
359.2	M Calder	General Residential Zone	Support	RETAIN GRZ-R3 a-d including that locations not served by a reticulated wastewater system are only allowed 1 dwelling per 2000m ² of net site area.	No reasons provided.

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TE URI O HAU SUBMISSIONS:					
367.70	Te Uri o Hau	Strategic Direction	Amend	ADD new objectives and policies around Integrated Management and avoiding adverse effects of development on freshwater bodies. Include provision of avoiding development and minimizing effects on freshwater bodies identified as significant by mana whenua in Deed of Settlement and other iwi and hapū planning documents.	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.
367.72	Te Uri o Hau	Strategic Direction		ADD new policies to the Strategic Directions -Tangata Whenua, including the following: <u>Enabling mana whenua to exercise Rangatiratanga and Kaitiakitanga</u> <u>Also: to ensure that in the use, development, and protection of natura land physical resources, the views and interests of the tangata whenua are fully represented at every stage of the process, including the preparation and implementation of the District Plan</u>	- 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

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					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.