



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

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

Phone: 0800 727 059

or

By Email: districtplanreview@kaipara.govt.nz

Privacy 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:	Luke Canton		
Contact Person <i>(if different from above)</i>			
Email address:	luke@flashpointaccounting.co.nz		
Preferred method of contact: <i>(select one)</i>	Email: ☒		
	Post ☐		
Submitter contact phone number:	021 432 406		
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 8)</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>			
I am an owner of 141 Te Wairoa Lane, an existing title within the proposed 500 metre Hukatere Quarry buffer sought by Atlas Quarries Ltd and Hukatere Quarries Ltd. The relief sought would directly affect the ability to establish one dwelling on my property and therefore gives me an interest in the proposal greater than that of the general public.			

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
<i>Example</i> 123.45	<i>Example</i> John Smith	<i>Example</i> Support	<i>Example</i> I support this because....
152.2	Atlas Quarries Ltd and Hukatere Quarries Ltd	Oppose in part	I oppose the proposed 500m setback insofar as it includes existing residential/lifestyle titles on Te Wairoa Lane, Flounder Road and Oyster Lane. I do not oppose recognition or protection of the Hukatere Quarry. I seek amendment of the mapped buffer to exclude these established titles, or otherwise to ensure the buffer does not restrict the establishment of one dwelling on each existing title. FS117.1
152.5	Atlas Quarries Ltd and Hukatere Quarries Ltd	Oppose in part	I oppose making sensitive activities within the quarry buffer non-complying where this would capture one dwelling on an existing title. This would materially restrict reasonable residential use and impose substantial consent costs. I seek one dwelling per title existing when the Proposed District Plan was notified to be permitted, or at most restricted discretionary, with matters limited to genuine reverse-sensitivity effects and reasonable mitigation. FS117.2
ALSO SEE DOCUMENTATION AT END OF THIS FORM			

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

Please return this further submission form and any attachments by:

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

OR

Email: districtplanreview@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. You will find the submitter's contact address on their submission.

PROPOSED KAIPARA DISTRICT PLAN
ATTACHMENT TO FORM 6 - FURTHER SUBMISSION
Atlas Quarries Ltd and Hukatere Quarries Ltd - Submission 152

Further submitter	Luke Canton
Property	141 Te Wairoa Lane, Tinopai
Original submitter	Atlas Quarries Ltd and Hukatere Quarries Ltd
Submission points addressed	152.2 and 152.5
Position	Oppose in part

1. Scope of this further submission

I oppose Submission Points 152.2 and 152.5 in part. My concern is confined to the effect of the proposed 500 metre quarry buffer and associated activity status on existing residential/lifestyle titles near the Hukatere Quarry.

I do not oppose the continued lawful operation of the Hukatere Quarry, nor do I oppose reasonable provisions to manage genuine reverse sensitivity effects. I am not seeking to protect future subdivision or additional residential intensification.

My concern is to preserve a reasonable and practicable ability to establish one residential dwelling on an existing title, including my property at 141 Te Wairoa Lane.

2. Submission Point 152.2 - proposed 500 metre setback

Atlas seeks a mapped Quarry Zone or Quarry Overlay identifying regionally significant mineral resources, including a 500 metre setback from those resources.

I oppose that relief to the extent that the proposed setback includes existing residential/lifestyle titles in the Te Wairoa Lane, Flounder Road and Oyster Lane area and, through the associated rules, materially restricts the ability to establish one dwelling on those existing titles.

A blanket 500 metre setback does not necessarily reflect the actual reverse sensitivity risk at an individual property or building location. Relevant matters can include:

- distance from the active quarry workings and processing areas;
- topography, vegetation and screening;
- the location and orientation of the proposed dwelling;
- actual noise, vibration and dust effects at the proposed building site; and
- the availability of practical mitigation measures.

I seek that the mapped buffer be amended so that established residential/lifestyle titles in this area are not subject to restrictions that effectively prevent or make uneconomic the establishment of one dwelling on an existing title.

3. Submission Point 152.5 - non-complying status for sensitive activities

Atlas seeks a policy and rule framework that directs development away from the mapped quarry buffer and, specifically, seeks non-complying activity status for development of sensitive activities within the quarry buffer area.

I oppose that relief to the extent that it would make the establishment of one dwelling on an existing title a non-complying activity solely because the title or proposed dwelling is within the buffer.

There is an important distinction between new subdivision creating additional residential opportunities around an established quarry and the construction of one dwelling on a title that already exists. The latter should not automatically be treated as non-complying.

If the Panel considers that the affected existing titles should remain within a mapped quarry buffer, I seek that one dwelling on a title existing when the Proposed Kaipara District Plan was notified be provided for through a more proportionate activity status.

Preferably, one dwelling should be permitted where appropriate standards are met. If resource consent is considered necessary, restricted discretionary status would allow genuine reverse sensitivity matters to be assessed while preserving a realistic pathway to build.

Relevant matters of discretion could include:

- separation from quarry activities;
- noise, vibration and dust;
- dwelling location and orientation;
- acoustic design and other building mitigation;
- landscaping and screening; and
- where appropriate, a reverse sensitivity covenant or similar mechanism.

4. Reasons for my position

- My property at 141 Te Wairoa Lane is directly affected by the proposed buffer.
- The affected properties are existing legally created titles, rather than new subdivision seeking to move residential development closer to the quarry.
- A non-complying activity status could substantially increase cost, uncertainty and consenting risk for an owner simply seeking to build one home on an existing property.
- Site-specific assessment and mitigation provide a more proportionate way to manage reverse sensitivity than a blanket rule applying the same restriction to every existing property within 500 metres.
- The outcome sought can protect the continued lawful operation of the quarry while also preserving reasonable use of established neighbouring properties.

5. Outcome sought

I ask that Submission Points 152.2 and 152.5 be allowed only in part and amended so that:

- the proposed Hukatere Quarry buffer does not impose restrictive dwelling controls on established residential/lifestyle titles in the Te Wairoa Lane, Flounder Road and Oyster Lane area; or, alternatively,
- one residential dwelling on each title existing when the Proposed Kaipara District Plan was notified is expressly excluded from non-complying activity status solely by reason of being within the quarry buffer; and
- any consent requirement for one dwelling on an existing title is proportionate and focused on actual reverse sensitivity effects and practical mitigation.

I also seek any consequential amendments to the relevant maps, objectives, policies, rules and definitions that are necessary to give effect to the above outcome, provided those amendments remain within the scope of Atlas Submission 152.

6. Hearing

I wish to be heard in support of this further submission. I would also consider presenting a joint case with other affected landowners making a similar further submission.

Luke Canton

141 Te Wairoa Lane, Tinopai

Email: luke@flashpointaccounting.co.nz

Phone: 021 432 406

Date: 1 September 2026