

**Proposed Kaipara District Plan:  
Form 6 - Further Submission**

*Clause 7 of Schedule 1, Resource Management Act 1991*

This is a further submission that is either in support of or in opposition to any submission already received by Kaipara District Council on any Proposed Kaipara District Plan topic **except for Light** in the Proposed Kaipara District Plan. No new submission points can be made.

All submissions and Summary of Submissions can be viewed on our website here:  
[www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan-submissions](http://www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan-submissions)

**Note:** *The topic of Light was notified for further submissions on 21 October 2025 prior to all other topics due to the hearing for Light being confirmed for 17 December 2025.*

**Note:** You can only make a further submissions on the submission points identified in an original submission on the Proposed Kaipara District Plan.

**1. Further submitter details** *(mandatory information)*

**Full name of individual/organisation making further submission:**

**Contact person** *(if different from above):*

**Email address:**

**Postal address:**

**Postcode:**

**Preferred method of contact:**

**Email**

**Post**

**Contact phone number:**

**Do you have an agent who is acting on your behalf?**

**Yes**

**No**

If you would like a copy of your submission sent to your agent, enter their email address below *(otherwise leave blank)*

**Agent email address:**

**2. Eligibility to make a further submission** *(for information on this section go to RMA Schedule 1, clause 8)*

I am (select one of the following options):

A person representing a relevant aspect of the public interest.

*In this case, also specify below the grounds for saying that you come within this category.*

A person who has interest in the proposal greater than the interest that the general public has.

*In this case, also specify below the grounds for saying that you come within this category: or*

The local authority

### 3. My reasons for selecting the category ticked above are:

*(For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

OR

*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.)*

### 4. Request to be heard at hearings

Yes, I wish to be heard at the hearing in support of my further submission; or

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

#### **Signature of further submitter:**

*(or person authorised to sign on behalf of person making further submission)*

*(A signature is not required if you are making your further submission by electronic means)*

**Date**

## Important information:

1. This Form 6 is for further submissions on every topic with the Proposed Kaipara District Plan (apart from Light).
2. You must serve a copy of your further submission on the original submitter **within five working days after it is served** on Kaipara District Council.
3. The Kaipara District Council must receive this further submission before the closing date and time for further submissions (**5.00pm on Monday 15 December 2025**).
4. All information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and will be published to progress the process for the Proposed Kaipara District Plan and will be made publicly available. Your further submission will only be used for the purpose of the Proposed Kaipara District Plan.
5. Submitters who indicate they wish to speak at the Hearing will be emailed all relevant information relating to the Hearing. If you don't have an email address, it will be posted.

## Note to person making submission:

Your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the further submission (or the part) to be taken further; and/or
- It contains offensive language.

## Send your further submission:

**Post it to:** District Planning Team  
Kaipara District Council  
Private Bag 1001  
Dargaville 0340

OR

**Email to:** [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz)

**OR you can hand-deliver this further submission form along with any attachments to:** any Kaipara District Council service centre (Dargaville at 32 Hokianga Road or Mangawhai at 6 Molesworth Drive). Please be aware that our service centre doors close at **4.00pm**.

**Please refer to District Plan Review on our website [www.kaipara.govt.nz](http://www.kaipara.govt.nz) where all information and updates are located.**

If you need any assistance at all, please contact the District Planning Team on 0800 727 059 or email us at [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz).

Further Submissions must be received  
by: **5pm – Monday 15 December 2025**

**5. Further Submission/s on all remaining topics (excluding the LIGHT topic) on the Proposed Kaipara District Plan:**

Name of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe.....	<i>Example</i> I seek that the whole of the submission point be allowed

**YOU ARE WELCOME TO PROVIDE THE REQUIRED INFORMATION ABOVE ON A SEPARATE PAGE IF YOU REQUIRE MORE SPACE**



**Proposed Kaipara District Plan  
Submitter Contact List  
for all other topics (excluding the LIGHT topic)**

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.

A list of original submitters contact details are available from [www.kaipara.govt.nz/district-plan-review](http://www.kaipara.govt.nz/district-plan-review) (go to submissions)

Or download from the link below

[Download the Original Submitter Contact List](#)

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To: Kaipara District Council

Re: Further Submission on Proposed Kaipara District Plan – Foodstuffs North Island Limited

Full Name: Barker and Associates, Attn: David Badham

Phone: 021 203 1034

Address for Service: Email is the preferred contact method –David Badham, Barker and Associates – [davidb@barker.co.nz](mailto:davidb@barker.co.nz)

Date: 15 December 2025

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## Further Submissions Information:

These are further submissions on the Kaipara District Council’s (KDC) Proposed Kaipara District Plan (PDP). Foodstuffs North Island Limited (**Foodstuffs**) has an interest greater than the interest of the general public as the submission points identified within this further submission specifically affect Foodstuffs interests in the Kaipara District.

Foodstuffs made an original submission on the PDP (Submission number 247).

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

The specific original submission points of the PDP that Foodstuffs further submission relates to are attached.

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

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

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

**Oliver Shaw**

**Foodstuffs North Island Limited**

Foodstuffs Specific Further Submission Points on the PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
<b>GENERAL</b>						
<b>FS49.1</b>	177.9	Mangawhai Matters Inc	Planning Maps	Oppose	Foodstuffs oppose the Mangawhai/Hakaru Managed Growth Overlay and do not agree that areas of the district already contain sufficiently zoned land for residential capacity. Foodstuffs seek the deletion of the overlay as it unnecessarily restricts growth in the district	Reject
<b>FS49.2</b>	308.59	Fire and Emergency New Zealand	General	Oppose	Foodstuffs do not oppose the application of the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 to the design of buildings, but considers that it shouldn't be linked to a rule triggering resource consent requirements within the PDP.	Reject
<b>FS49.3</b>	96.1	Progressive Paparua	Planning Maps – Plan Wide	Support	Foodstuffs support the proposed increase of commercial zoning in Paparua.	Accept
<b>DEFINITIONS CHAPTER</b>						
<b>FS49.4</b>	245.24	C & R Williamson	Definitions	Support	Foodstuffs support a definition for 'heavy industrial activity' in the plan.	Accept
<b>STRATEGIC DIRECTION CHAPTER</b>						
<b>FS49.5</b>	330.16	New Zealand Transport Authority	Urban Form and Development - SD-UFD-P1	Oppose	Foodstuffs oppose the proposed amendments to SD-UFD-P1 to remove support for business land adjacent to urban areas. Foodstuffs support business land capacity being provided within or adjacent to existing urban areas as this gives effect to the National Policy Statement on Urban Development 2020 (NPS-UD).	Reject

# Foodstuffs PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
<b>FS49.6</b>	308.11 Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-P7	Oppose	Foodstuffs oppose the proposed limitations on subdivision and development where it is not connected to public reticulated infrastructure. Many sites and areas that are not benefited by council infrastructure can be suitably serviced on site. Foodstuffs seek the deletion of SD-UFD-P7.	Reject
<b>TRANSPORT CHAPTER</b>					
<b>FS49.7</b>	260.25 The Rise Limited	Transport Chapter – Rule TRAN-R3	Oppose	Foodstuffs object to the use of the term ‘land use and development’ as being too broad. Foodstuffs support this wording which broadly applies to proposed land use activities and developments. Foodstuffs support TRAN-R3 as notified	Reject
<b>FS49.8</b>	330.47 New Zealand Transport Agency	Transport Chapter – Standard TRAN-S1	Oppose	<p>Foodstuffs oppose NZTA’s submission to include the recommendations and proposed mitigation measures of an integrated transport assessment as a matter of discretion where an application does not comply with standard TRAN-S1. Foodstuffs consider that the proposed matters of discretion set out in TRAN-S1.4 (a-e) provide appropriate discretion to assess traffic effects.</p> <p>As set out in Foodstuffs original submission (247) foodstuffs seek amendments to the permitted thresholds for daily one-way movements per site in the commercial, light industrial and heavy industrial zones to enable 400 daily one-way movements, or another more suitable limit that adequately provides for the operational or functional needs of these activities, while maintaining a safe and efficient transport network.</p>	Reject

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# Foodstuffs PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
<b>FS49.9</b>	308.33	Fire and Emergency New Zealand	Transport Chapter – Standard TRAN-S4	Oppose	Foodstuffs do not oppose the need to ensure that emergency service vehicles can access sites. However, Foodstuffs considers that TRAN-S3(3)(a)–(b) provides appropriate discretion to assess proposed site access and overall site safety for both people and vehicles.	Reject
<b>FS49.10</b>	260.29	The Rise Limited	Transport Chapter – Standard TRAN Table 1	Support	Foodstuffs support the removal of the reference to ‘car parking spaces required’.	Accept
<b>NATURAL HAZARDS CHAPTER</b>						
<b>FS49.11</b>	217.41	Cato Bolam Consultants Limited	Natural Hazards – Rule NH-P6	Oppose	Foodstuffs oppose this submission to amend NH-P6 to allow for freeboard that complies with the building code unless a site-specific assessment shows a need for a more stringent level.  Foodstuffs support the requirement for new commercial buildings in River Flood Hazard Areas to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or be alternatively designed and constructed as set out in NH-P6.	Reject
<b>FS49.12</b>	223.10	KMA IQ Trustee Limited	Natural Hazards – Rule NH-R4.1.b	Oppose	Foodstuffs oppose the proposed amendments to the activity status for non-compliance with NH-R4 from a non-complying activity to a discretionary activity. Foodstuffs consider a discretionary activity status where compliance with NH-R4 is not achieved is onerous when the scope of potential effects are limited and well understood.  Foodstuffs seek the deletion of NH-R4 and replacement with rules that provide a permitted	Reject

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				activity pathway, with a restricted discretionary activity status where compliance cannot be achieved.	
<b>SIGNS CHAPTER</b>					
<b>FS49.13</b>	222.55 Kaipara District Council	Signs – Rule SIGN-R4	Support in part	Foodstuffs consider that where signage is attached to a building or window and is directly related to the use of that building comprises branding, it should be exempt from the sign size (SIGN-S2) and number of signs (SIGN-S4) standards. Accordingly, Foodstuffs seeks the following amendments to SIGN-R4 and suggests that a separate rule be included to address signage on or attached to a structure, fence or wall.	Accept in part
<b>LIGHT INDUSTRIAL ZONE</b>					
<b>FS49.14</b>	287.85 Sliver Fern Farms	Light Industrial Zone – LIZ-O2	Oppose	<p>Foodstuffs oppose amendments to LIZ-O2 to require any proposed non-industrial activities in the zone to be compatible with the potential adverse effects generated from any type of industrial activity (including heavy industrial activities).</p> <p>Foodstuffs consider that any non-industrial activities proposed in the light industrial zone should be compatible with the potential adverse effects generated from light industrial activities. The proposed Heavy Industrial Zone manages activities compatible with the potential adverse effects generated by these activities.</p>	Reject

# Foodstuffs PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
				Foodstuffs seek amendments to LIZ-O2 to provide for commercial activities, such as supermarkets where these are compatible with the potential adverse effects generated from light industrial activities.		
<b>FS49.15</b>	245.22	C & R Williamson	Light Industrial Zone – LIZ-P2	Support	Foodstuffs seek the same amendments to Policy LIZ-P2.	Accept
<b>FS49.16</b>	245.26	C & R Williamson	Light Industrial Zone - LIZ-R4	Support	Foodstuffs support the inclusion of a definition of 'retail activity' and amendments to the industrial zone rules to apply consistent standards to retail activities and to give effect to the relevant policies	Accept
<b>FS49.17</b>	245.31	C & R Williamson	Light Industrial Zone - LIZ-R5	Support	Foodstuffs support the inclusion of a definition of 'retail activity' and amendments to the industrial zone rules to apply consistent standards to retail activities and to give effect to the relevant policies	Accept
<b>FS49.18</b>	245.30	C & R Williamson	Light Industrial Zone – LIZ-R6	Support	Foodstuffs support the inclusion of a definition of 'retail activity' and amendments to the industrial zone rules to apply consistent standards to retail activities and to give effect to the relevant policies	Accept
<b>SPECIAL PURPOSE ZONES – ESTUARY ESTATES (MANGAWHAI CENTRAL)</b>						
<b>FS49.19</b>	222.2	Kaipara District Council	Estuary Estates (Mangawhai Central)	Support in part	Foodstuffs are supportive of New World Mangawhai being located within the Business Sub-Zone and support any proposed replacement spatial layers consistent with the National Planning Standards that provide for supermarkets in accordance with the proposed Business Sub-zone provisions.	Accept in part

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# Foodstuffs PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought	
				<p>Foodstuffs seek that any replacement provisions align with Rules EESP-R1 and EESPZ-R18 as notified and provide for commercial activities, new buildings, structures, alterations or additions to existing buildings or structures as a permitted activity</p> <p>As requested in Foodstuffs original submission (247), foodstuffs seek clarification that 'supermarkets' are considered to fall under the definition of commercial activities in the plan.</p>		
<b>FS49.20</b>	308.76	Fire and Emergency New Zealand	Estuary Estates (Mangawhai Central) – Standard EESPZ-10	Oppose	<p>Foodstuffs do not oppose the application of the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 to the design of buildings, but considers that it shouldn't be linked to a rule triggering resource consent requirements within the PDP.</p> <p>Foodstuffs consider that ensuring an adequate firefighting water supply is appropriately dealt with at the subdivision stage and notes that the proposed subdivision standards in the plan require assessing whether a site has sufficient firefighting water supply.</p>	Reject

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