

Proposed Kaipara District Plan

Summary of Submissions

This document contains a summary of decisions requested by persons making submissions on the Proposed Kaipara District Plan in accordance with clause 7 of Schedule 1 of the Resource Management Act. The summary of decisions requested for Light was notified on 21 October 2025 and those submissions are therefore not included in this document.

Important Notes

- Where submissions are unclear, the summary of decisions requested contain the word *inferred*.
- This summary is **not a substitute** for reading the full submission. If you think your interests may be affected, please review the full submission online here: [PDP Submissions](#) - submissions are also available for viewing online at our offices and libraries in **Dargaville** or **Mangawhai**.
- Submission point numbers may not be sequential due to quality assurance checks.
- Submission numbers are unique identifiers and must be stated when making a further submission.

Guide to the Summary of Submissions

- Decisions are organized by provision number.
- Where specific wording changes have been requested in submissions, those changes shown as:
 - Underlined = new wording
 - ~~Strikethrough~~ = deletions

How to Make a Further Submission

- From 1 December to 15 December 2025, you can:
 - **Save time! Complete our easy online Form 6 here:** [PDP Online Form 6](#)
 - **OR**
 - **Download a pdf version of Form 6:** [Form 6 pdf version](#)
 - **THEN**
 - **Email it to:** districtplanreview@kaipara.govt.nz
 - **Post it to:** Planning and Policy Team, Kaipara District Council, Private Bag 1001, Dargaville 0340
 - **Deliver it to either Council office:** 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

Deadline: Further submissions close at 5:00pm on Monday 15 December 2025.

Important: You must send a copy of your further submission to the original submitter **within 5 working days** of lodging it with Kaipara District Council. To access a list containing Submitter Contact Details, click [here](#).

Disclaimer:

This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Kaipara District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document.

Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary.

Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Commercial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.93	Horizon Surveying & Land Development	COMZ-O1	Support	RETAIN COMZ-O1.	<ul style="list-style-type: none"> No reasons provided.
113.1	Wendy Robinson	COMZ-O2	Oppose	AMEND COMZ-O2 to remove reference to neighbourhood centre.	<ul style="list-style-type: none"> The submission agrees that neighbourhood centres should be primarily for convenience activities. However the rule framework for the Commercial Zone does not differentiate for neighbourhood centres, so does not deliver this outcome as inappropriate activities could develop. The submission supports using a new Neighbourhood Centre Zone for such areas.
315.211	Horizon Surveying & Land Development	COMZ-O2	Support	RETAIN COMZ-O2.	<ul style="list-style-type: none"> No reasons provided.
315.212	Horizon Surveying & Land Development	COMZ-O3	Support	RETAIN COMZ-O3.	<ul style="list-style-type: none"> No reasons provided.
113.2	Wendy Robinson	COMZ-P1	Oppose	AMEND Policy COMZ-P1 to remove reference to neighbourhood centres.	<ul style="list-style-type: none"> The commercial centre hierarchy will not be achieved by the rule framework, as there is no differentiation in the rules or standards for neighbourhood centres compared to commercial centres.
315.94	Horizon Surveying & Land Development	COMZ-P1	Support	RETAIN COMZ-P1.	<ul style="list-style-type: none"> No reasons provided.
315.213	Horizon Surveying & Land Development	COMZ-P2	Support	RETAIN COMZ-P2.	<ul style="list-style-type: none"> No reasons provided.
315.214	Horizon Surveying & Land Development	COMZ-P3	Support	RETAIN COMZ-P3.	<ul style="list-style-type: none"> No reasons provided.
315.215	Horizon Surveying & Land Development	COMZ-P4	Support	RETAIN COMZ-P4.	<ul style="list-style-type: none"> No reasons provided.
113.3	Wendy Robinson	COMZ-P7	Amend	AMEND Policy COMZ-P7 to "avoid" industrial activities rather than "limit" in the Commercial Zone.	<ul style="list-style-type: none"> The Commercial Zone has been proposed to apply to neighbourhood centres such as Baylys Beach where industrial activities would be inappropriate. 'Limit' is not a sufficient safeguard for a non-complying activity (COMZ-R15).
247.36	Foodstuffs North Island Limited	COMZ-R1	Support	RETAIN COMZ-R1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
247.37	Foodstuffs North Island Limited	COMZ-R2	Amend	RETAIN COMZ-R2 as notified. Submitter notes separate submission point regarding a definition of "supermarkets" and the nested definition of commercial activities. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports that commercial activities are a permitted activity under this rule but seeks clarification that 'supermarkets' are considered to fall under the definition of commercial activities.
266.1	Baylys Beach Holiday Park	COMZ-R3	Oppose	DELETE COMZ-R3 insofar as the rule applies to Baylys Beach.	<ul style="list-style-type: none"> COMZ-R3 does not serve the Baylys Beach community. Baylys Beach does not need office space when Dargaville is only 10 minutes away. The submitter questions whether any community surveying has been undertaken to see if office space is necessary.
279.3	Maungaturoto Gospel Trust	COMZ-R4	Support	RETAIN the permitted activity status for a 'Community Facility' under Rule COMZ-R4 (note referencing error in the submission). OR Alternative relief with similar effect.	<ul style="list-style-type: none"> No reasoning for the proposed relief has been provided; however, the submitter supports the proposed activity status.
266.2	Baylys Beach Holiday Park	COMZ-R5	Oppose	DELETE COMZ-R5 insofar as the rule applies to Baylys Beach.	<ul style="list-style-type: none"> COMZ-R5 does not serve the Baylys Beach community. There are enough schools in Dargaville and other surrounding areas. Some schools do not have enough pupils as it is. Baylys Beach is not a town centre and travelling ten minutes to Dargaville is not far.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Commercial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
266.3	Baylys Beach Holiday Park	COMZ-R6	Oppose	DELETE COMZ-R6 insofar as the rule applies to Baylys Beach.	<ul style="list-style-type: none"> COMZ-R6 does not serve the Baylys Beach community. The Proposed District Plan talks of improving the community, but a community corrections activity would be detrimental to the community. The submitter requests that Council explain how enabling a corrections activity at Baylys Beach would serve the community.
308.70	Fire and Emergency New Zealand	COMZ-R7	Support	RETAIN COMZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Commercial zone as a permitted activity is supported.
311.62	Fuel Companies (BP, Mobil & Z Energy)	COMZ-R10	Support	RETAIN COMZ-R10 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
266.4	Baylys Beach Holiday Park	COMZ-R12	Oppose	DELETE COMZ-R12 insofar as the rule applies to Baylys Beach.	<ul style="list-style-type: none"> COMZ-R12 does not serve the Baylys Beach community. Such activities would result in excess noise and air pollution. The submission questions how Council plans to monitor such effects? The submission questions whether research has been undertaken to assess what might occur, should such businesses operate within a small community with existing infrastructural capacity and environmental concerns.
311.63	Fuel Companies (BP, Mobil & Z Energy)	COMZ-R13	Support	RETAIN COMZ-R13 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
247.38	Foodstuffs North Island Limited	COMZ-S1	Oppose	DELETE COMZ-S1 as notified OR AMEND COMZ-S1 to exclude supermarkets from this requirement. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Activities such as supermarkets (non-residential buildings) should not be subject to urban design standards such as this one, particularly within a commercially zoned site. Potential conflicts between maximising commercial opportunities and adhering to strict aesthetic guidelines may result, which are more appropriate for residential zones or residential activities. The majority of supermarkets are over 1,500m², meaning that they would need to apply for unnecessary consents.
315.95	Horizon Surveying & Land Development	COMZ-S1	Support	RETAIN COMZ-S1.	<ul style="list-style-type: none"> No reasons provided.
315.216	Horizon Surveying & Land Development	COMZ-S2	Support	RETAIN COMZ-S2.	<ul style="list-style-type: none"> No reasons provided.
138.2	Kingsnorth Corporate Trustee Limited	COMZ-S3	Amend	AMEND COMZ-S3 Height to increase the permitted height from 12m to 16m plus a further 2m for roof forms or architectural features. as follows (inferred).	<ul style="list-style-type: none"> The 12m height limit is too restrictive to enable well-proportioned mixed-use buildings that include ground floor commercial activity. Increasing the height allowance would better enable four-storey development, be consistent with the Auckland Unitary Plan's Local Centre Zone (H12.6.4), reflect realistic floor-to-floor height needs (e.g. 4.5m for GFL commercial + 3 x 3.8m upper levels), support higher residential yields, more flexible site layout, and architectural variety, and maintain an appropriate scale for a small town centre.
139.2	JWW Enterprises Limited	COMZ-S3	Amend	AMEND COMZ-S3 Height to increase the permitted height from 12m to 16m plus a further 2m for roof forms or architectural features.	<ul style="list-style-type: none"> 12m height limit is too restrictive to enable well-proportioned mixed-use buildings that include ground floor commercial activity. Increasing the height allowance would better enable four-storey development, be consistent with the Auckland Unitary Plan's Local Centre Zone (H12.6.4), reflect realistic floor-to-floor height needs (e.g. 4.5m for GFL commercial + 3 x 3.8m upper levels), support higher residential yields, more flexible site layout, and architectural variety, and maintain an appropriate scale for a small town centre.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Commercial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
266.5	Baylys Beach Holiday Park	COMZ-S3	Oppose	No specific decision is requested; however, the submission opposes COMZ-S3 as it is likely to take away so much light and space.	<ul style="list-style-type: none"> The maximum height in COMZ-S3 is opposed as it does not serve the Baylys Beach community. Buildings up to 12m will reduce light and space. Baylys Beach is not in high demand, and this Standard will only result in empty buildings.
294.6	Birt & Currie Surveyors Limited	COMZ-S3	Amend	AMEND COMZ-S3 to allow for up to five storey buildings (above ground) as a permitted activity.	<ul style="list-style-type: none"> Having a greater permitted height can allow for some mixed uses and allow for a greater density of land use, and then allow greater space for other things such as vehicle parking, manoeuvring and loading, and landscaping/green space.
315.217	Horizon Surveying & Land Development	COMZ-S3	Support	RETAIN COMZ-S3.	<ul style="list-style-type: none"> No reasons provided.
138.3	Kingsnorth Corporate Trustee Limited	COMZ-S4	Oppose	DELETE COMZ-S4 Height in Relation to Boundary. AND ADD design-based interface controls, such as upper storey setbacks or privacy screening, which are more suitable controls for urban edge conditions.	<ul style="list-style-type: none"> The current Height in Relation to Boundary recession plane applied where 6-8 Wood Street adjoins residential zoning at 5, 7, and 9 Findlay Street is more appropriate to suburban contexts than town centre environments. In Mangawhai's case, COMZ-S4 undermines development potential and creates unnecessary built form constraints.
139.3	JWW Enterprises Limited	COMZ-S4	Oppose	DELETE COMZ-S4 Height in Relation to Boundary. AND ADD design-based interface controls, such as upper storey setbacks or privacy screening, which are more suitable controls for urban edge conditions.	<ul style="list-style-type: none"> The current Height in Relation to Boundary recession plane applied where 4 Wood Street adjoins residential zoning at 2 Wood St and 242 Molesworth Drive is more appropriate to suburban contexts than town centre environments. In Mangawhai's case, COMZ-S4 undermines development potential and creates unnecessary built form constraints.
315.218	Horizon Surveying & Land Development	COMZ-S4	Support	RETAIN COMZ-S4.	<ul style="list-style-type: none"> No reasons provided.
247.39	Foodstuffs North Island Limited	COMZ-S5	Amend	DELETE COMZ-S5 as notified OR AMEND COMZ-S5 to exclude supermarkets from this requirement. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is inappropriate to have supermarkets subject to the pedestrian frontage requirements. Supermarkets have operational and functional needs for building designs which are not addressed by a blunt application of the pedestrian frontage rule in the Commercial Zone.
315.219	Horizon Surveying & Land Development	COMZ-S5	Support	RETAIN COMZ-S5.	<ul style="list-style-type: none"> No reasons provided.
315.220	Horizon Surveying & Land Development	COMZ-S6	Support	RETAIN COMZ-S6.	<ul style="list-style-type: none"> No reasons provided.
138.12	Kingsnorth Corporate Trustee Limited	COMZ-S7	Amend	AMEND COMZ-S7 Building setbacks from side and rear boundaries (inferred) so that buildings and structures are permitted to be set back 0 metres from side and rear boundaries for the first 15 metres of site depth measured from the primary street frontage and beyond the 15-metre depth, COMZ-S7 should require either a 2-metre setback or a design response including upper-level stepbacks, privacy screening, or landscaping, particularly at the rear boundary where residential interfaces occur. OR AMEND COMZ-S7 Building setbacks from side and rear boundaries to apply a Controlled Activity standard, enabling performance-based assessment of amenity effects.	<ul style="list-style-type: none"> The blanket 5-metre side and rear yard setback applied to Commercial zone sites adjoining Residential zones is too blunt in a compact, intensifying town centre such as Mangawhai. The requested approach retains the necessary protections for neighbouring residential amenity but removes a rigid control that could inhibit high-quality, context-appropriate development on smaller town centre sites.
139.12	JWW Enterprises Limited	COMZ-S7	Amend	AMEND COMZ-S7 Building setbacks from side and rear boundaries (inferred) so that buildings and structures are permitted to be set back 0 metres from side and rear boundaries for the first 15 metres of site depth measured from the primary street frontage and beyond the 15-metre depth, COMZ-S7 should require either a 2-metre setback or a design response including upper-level stepbacks, privacy screening, or landscaping, particularly at the rear boundary where residential interfaces occur. OR AMEND COM-S7 Building setbacks from side and rear boundaries to apply a Controlled Activity standard, enabling performance-based assessment of amenity effects.	<ul style="list-style-type: none"> The blanket 5-metre side and rear yard setback applied to Commercial zoned sites adjoining Residential zones is too blunt in a compact, intensifying town centre such as Mangawhai. The requested approach retains the necessary protections for neighbouring residential amenity but removes a rigid control that could inhibit high-quality, context-appropriate development on smaller town centre sites.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Commercial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.221	Horizon Surveying & Land Development	COMZ-S7	Support	RETAIN COMZ-S7.	<ul style="list-style-type: none"> No reasons provided.
308.71	Fire and Emergency New Zealand	COMZ-S8	Amend	AMEND COMZ-S8, as follows: ... Note: This standard does not apply to emergency service facilities.	<ul style="list-style-type: none"> Refer to Section 1.2.2. of submission. The submitter seeks an exemption for 'Emergency service facility' from COMZ-S8.
315.222	Horizon Surveying & Land Development	COMZ-S8	Support	RETAIN COMZ-S8.	<ul style="list-style-type: none"> No reasons provided.
315.223	Horizon Surveying & Land Development	COMZ-S9	Support	RETAIN COMZ-S9.	<ul style="list-style-type: none"> No reasons provided.
315.224	Horizon Surveying & Land Development	COMZ-S10	Support	RETAIN COMZ-S10.	<ul style="list-style-type: none"> No reasons provided.
26.82	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	COMZ-S11	Oppose	DELETE COMZ-S11.2.d. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> The standard is a setback from the CMA stating that they do not apply to infrastructure and network utilities. As the Infrastructure chapter states that no zone rules apply to infrastructure, these standards (even as exemption clauses) may cause confusion and are inconsistent with the intent of the plan structure.
315.225	Horizon Surveying & Land Development	COMZ-S11	Support	RETAIN COMZ-S11.	<ul style="list-style-type: none"> No reasons provided.
315.226	Horizon Surveying & Land Development	COMZ-S12	Support	RETAIN COMZ-S12.	<ul style="list-style-type: none"> No reasons provided.
315.227	Horizon Surveying & Land Development	COMZ-S13	Support	RETAIN COMZ-S13.	<ul style="list-style-type: none"> No reasons provided.
315.228	Horizon Surveying & Land Development	COMZ-S14	Support	RETAIN COMZ-S14.	<ul style="list-style-type: none"> No reasons provided.
39.1	Troy Tipene	General	Support	RETAIN the Commercial zone at 11 Wood Street, Mangawhai.	<ul style="list-style-type: none"> The submitter supports the rezoning of the property at 11 Wood Street, Mangawhai to commercial zone due to its location.
138.5	Kingsnorth Corporate Trustee Limited	General	Amend	ADD contextual guidance or design criteria specific to Mangawhai's Commercial zone to support built form that is responsive but not necessarily constrained subjective interpretation.	<ul style="list-style-type: none"> The term "visual dominance and intrusion" is used as a matter of discretion throughout the Commercial Zone rules and standards, but no interpretive guidance or definition is provided. Contextual guidance or design criteria for Mangawhai's Commercial Zone would support built form that is responsive but not unnecessarily constrained by subjective interpretation of "visual dominance and intrusion". The submitter considers that this is particularly important if the Height in Relation to Boundary standard is to be replaced by more performance-based provisions as per their other submission point.
139.5	JWW Enterprises Limited	General	Amend	ADD contextual guidance or design criteria specific to Mangawhai's Commercial zone in relation to the matter of discretion for "visual intrusion and dominance".	<ul style="list-style-type: none"> The term "visual dominance and intrusion" is used as a matter of discretion throughout the Commercial zone rules and standards, but no interpretive guidance or definition is provided. Contextual guidance or design criteria for Mangawhai's Commercial zone would support built form that is responsive but not unnecessarily constrained by subjective interpretation of "visual dominance and intrusion". The submitter considers that this is particularly important if the Height in Relation to Boundary standard is to be replaced by more performance-based provisions as per their other submission point.
139.11	JWW Enterprises Limited	General	Amend	CLARIFY if the Pedestrian Frontage overlay on the Planning Maps should be applied to Wood Street. AND	<ul style="list-style-type: none"> The Proposed District Plan references active frontage rules in the Commercial zone provisions, but the Pedestrian Frontage Overlay has not been applied to Wood Street, which the submitter considers creates

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Commercial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				ADD the Pedestrian frontage overlay to key active edges along Wood Street if the overlay was omitted in error and is intended for Wood Street.	uncertainty. The Pedestrian Frontage overlay should be applied strategically to key active edges to support a vibrant and walkable public realm.
216.67	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	AMEND the provisions in the Commercial zone chapter to ensure all provisions align, are clear and consistent, giving effect to the National Policy Statements and are consistent with the National Planning Standards.	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the Commercial zone and wants to ensure any consequential amendments are made and give effect to the National Policy Statements and are consistent with the National Planning Standards.
279.4	Maungaturoto Gospel Trust	General	Support	RETAIN the objectives and policies in the Commercial Zone chapter that support the development of Community Facilities (including but not limited to COMZ-O1, COMZ-P1, and COMZ-P2). OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Allowing 'Community Facilities' to be established as a permitted activity in the Commercial zone ensures that they are in an appropriate location surrounded by other commercial and community activities. It also provides a degree of separation from residential activities.