

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.

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Summary of Submissions for the topic of: Estuary Estates (Mangawhai Central) (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
214.18	Bupa Care Services Limited	EESPZ-MAT1	Amend	DELETE EESPZ-MAT1.15	<ul style="list-style-type: none"> The matters of discretion are relevant to assessment of a retirement village, except in relation to EESPZ-MAT1.15. The reference to cumulative effects in EESPZ-MAT1-15 is vague and not helpful to assessing a restricted discretionary activity. As written, EESPZ-MAT1.15 opens an assessment to all potential effects, which is not the intent of restricted discretionary activity status.
214.17	Bupa Care Services Limited	EESPZ-MAT1	Support	RETAIN EESPZ-MAT1.1-12, and 14 as notified.	<ul style="list-style-type: none"> The matters of discretion are relevant to assessment of a retirement village, except in relation to EESPZ-MAT1.15. The exclusion of EESPZ-MAT.13 is supported as a retirement village development is anticipated to have higher density.
308.77	Fire and Emergency New Zealand	EESPZ-MAT1	Support	RETAIN EESPZ-MAT1 as notified.	<ul style="list-style-type: none"> EESPZ-MAT1 is supported to the extent that EESPZ-MAT1.6. enables Council to have discretion over the reticulated water supply which meets all relevant legislative requirements for drinking water (including firefighting).
214.3	Bupa Care Services Limited	EESPZ-O5	Support	RETAIN EESPZ-O5 as notified.	<ul style="list-style-type: none"> Provision for a range of residential living opportunities in the Residential sub-zone is supported by the submitter.
247.51	Foodstuffs North Island Limited	EESPZ-R1	Support	RETAIN Rule EESPZ-R1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
214.5	Bupa Care Services Limited	EESPZ-R2	Amend	ADD text to either EESPZ-R2 or EESPZ-R7 to exempt retirement villages (facilities) from the residential unit density.	<ul style="list-style-type: none"> To remain consistent with the Residential Density Rule (16.5.12) within the Operative District Plan. There are separate rules for 'residential units', and 'retirement villages' and dwelling density is not a specific matter of discretion for retirement village applications. A definitive statement that density limits do not apply to retirement villages is required to clarify the intent of the plan.
214.6	Bupa Care Services Limited	EESPZ-R7	Support	RETAIN the restricted discretionary activity status for a retirement facility outside the Coastal Buffer Overlay in EESPZ-R7.	<ul style="list-style-type: none"> The activity status is appropriate for a retirement facility. The effects of a retirement facility are well known, and can be assessed and managed through a restricted discretionary application.
247.52	Foodstuffs North Island Limited	EESPZ-R18	Support	RETAIN Rule EESPZ-R18 as notified. 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.
214.8	Bupa Care Services Limited	EESPZ-S1	Amend	AMEND EESPZ-S1.b to increase the height standard community facilities building in retirement village developments in Sub-Zone 3A - 3D to 12m. OR AMEND EESPZ-S1 to provide for the increased height in Sub-Zone 3A and 3B only.	<ul style="list-style-type: none"> Community facility buildings in retirement villages are commonly 12m in height. Provisions for greater height for such facilities in retirement villages provides certainty for developers.
214.9	Bupa Care Services Limited	EESPZ-S2	Amend	DELETE EESPZ-S2.2.a - c. OR AMEND EESPZ-S2.2 to provide clarification that EESPZ-S2.2.a - c only applies to subzones 1 and 7.	<ul style="list-style-type: none"> The yard setbacks and landscape strips in EESPZ-S2.2.a - c are excessive for residential sites and retirement village developments in sub-zone 3A - 3D.
214.10	Bupa Care Services Limited	EESPZ-S3	Support	RETAIN EESPZ-S3 as notified.	<ul style="list-style-type: none"> The performance standards in EESPZ-S3 are practical.
214.11	Bupa Care Services Limited	EESPZ-S4	Amend	AMEND EESPZ-S4 to increase the building coverage standard for retirement village developments in Sub-zone 3B-3D to 50% OR AMEND EESPZ-S4 to provide for the increased building coverage in sub-zone 3B only.	<ul style="list-style-type: none"> Retirement villages are typically a higher density than a residential development and a higher standard of building coverage should be applied. Stormwater will need to be collected for water supply in the Estuary Estates area due to lack of municipal water supply. Retirement villages are developed taking a site wide approach and include extensive landscaping which addresses potential amenity effects.

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214.12	Bupa Care Services Limited	EESPZ-S5	Amend	AMEND EESPZ-S5 to increase the impervious coverage standard for retirement village developments in sub-zone 3B - 3D to 70%. OR AMEND EESPZ-S5 to provide for the increased coverage in sub-zone 3B only.	<ul style="list-style-type: none"> Retirement villages typically have greater impervious surfaces due to paths and internal roading for access purposes and a higher standard of impervious standard should be applied for the reasons as stated above for Building Consent. On-site stormwater management is anticipated for any future development in the Estuary Estates area.
214.13	Bupa Care Services Limited	EESPZ-S6	Amend	DELETE EESPZ-S6 OR DELETE the term "Retirement Facilities" from EESPZ-S6.2.b.	<ul style="list-style-type: none"> To be consistent with central governments consultation material on Going for Housing Growth which indicates standards for outdoor living areas would be removed from the matters over which Council can require compliance with. Outdoor living areas can be provided through communal areas and facilities which would reduce the residential sized outdoor living spaces required.
214.14	Bupa Care Services Limited	EESPZ-S7	Amend	AMEND EESPZ-S7.1.a to refer to 1.8m in height.	<ul style="list-style-type: none"> The requirement for a solid wall or screen not less than 8m in height to screen a storage or service area is extreme as 1.8m height would be a usual requirement. It is assumed this is a typographical error.
288.6	Strategic Property Limited as Development Manager of Mangawhai Central	EESPZ-S9	Oppose	AMEND EESPZ-S9.3 as follows: 3. Wetlands 1 and 3 shall be perimeter fenced <u>or protected through an alternative solution endorsed by a qualified ecologist</u> , together with the boundary line between Wetlands 1 and 3, in general accordance with the fence line location illustrated on the Estuary Estates Structure Plan. AND Any necessary consequential or further amendments to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> Other potential solutions may be appropriate from an ecological effects perspective. The amendment is sought to allow for greater flexibility and the ability to explore other appropriate solutions. The submitter acknowledges that there is an existing fencing agreement in place between the former landowner and Kaipara District Council which also needs to be amended as a result of any change to this provision.
214.15	Bupa Care Services Limited	EESPZ-S10	Amend	AMEND EESPZ-S10 to provide for unreticulated retirement villages and compliance with fire safety regulations and appropriate rainwater harvesting (including communal storage)	<ul style="list-style-type: none"> Reticulated water supply from Council's network is not available within the Estuary Estates area. EESPZ-S10.4 does not state the requirements for an unreticulated retirement facility. Provision for collective water storage for rainwater harvesting should also be included.
308.76	Fire and Emergency New Zealand	EESPZ-S10	Amend	AMEND EESPZ-S10 to require: <u>Sufficient firefighting water supply is available, taking into account the requirements set out in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	<ul style="list-style-type: none"> For reasons set out in Section 1.3 of their submission, 10m³ for fire safety does not appear to be linked to the need for a risk-based assessment to determine what constitutes a sufficient firefighting water supply. For this reason, the submitter cannot support this standard as notified. In the absence of a risk-based assessment required as part of the standard, the submitter requests that water storage requirements are as set out in SNZ PAS 4509:2008. The submitter would welcome the opportunity to come up with a provision that better reflects Council processes, while ensuring that Fire and Emergency's operational requirements are met, and fire risk is appropriately managed through the resource consent process.
214.16	Bupa Care Services Limited	EESPZ-S12	Amend	PROVIDE clarification on how EESPZ-S12 relates to the assessment of the effects of a retirement village.	<ul style="list-style-type: none"> It is unclear if EESPZ-S12 would be applied in relation to EESPZ-MAT1-15 cumulative effects for a retirement village development. Clarification around density standards for retirement villages is needed.
288.9	Strategic Property Limited as Development Manager of Mangawhai Central	EESPZ-S12	Oppose	DELETE EESPZ-S12. OR AMEND EESPZ-S12 by importing the wording set out in 16.6.1.2.b of the Operative District Plan. AND Any necessary consequential or further amendments to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> There is no standard supporting this requirement in the Estuary Estate section of the Operative District Plan.
308.78	Fire and Emergency New Zealand	EESPZ-SUB-MAT1	Support	RETAIN EESPZ-SUB-MAT1.13 as notified, subject to relief sought elsewhere in the submission.	<ul style="list-style-type: none"> EESPZ-SUB-MAT1 is supported to the extent that matters of discretion for restricted discretionary activities within Estuary Estates special purpose zone subdivision standards requires consideration of the availability of sufficient water supply including for firefighting. The submitter also recognises that the 'note' in EESPZ-SUB-MAT1(13) is reflective of

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					‘Note 8’ of the Operative District Plan and in the case of this zone, requires a risk-based assessment. The submitter notes that all subdivision would be subject to EESPD-SUB-MAT1(13). The risk-based assessment is supported, however it is unclear to the submitter how Council or developers apply this assessment, which presents a risk to Fire and Emergency.
288.5	Strategic Property Limited as Development Manager of Mangawhai Central	EESPD-TEMP-R1	Support	AMEND EESPD-TEMP-R1 to include provision for show homes, and to increase the total duration for temporary activities from 12 months to 24 months, as follows: Where: a. Temporary buildings, offices, storage sheds, storage yards, scaffolding and false work, workshops, <u>show homes</u> or uses of a similar character are: i. Ancillary to and required for a building or construction project; ii. Located on the site same as the building or construction project; and iii. Limited to the duration of the project for a period of 12-24 months (whichever is the lesser). AND Any necessary consequential or further amendments to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> This is the duration for temporary activities associated with construction activities in other districts and a duration of two years is also appropriate for ancillary activities given the scale of delivery for the Mangawhai Central project.
304.121	Director General of Conservation	EESPD-TEMP-R2	Amend	AMEND EESPD-TEMP-R2.1.a.i. as set out below: a. Are not located in the coastal buffer overlay as illustrated on Appendix 2 - Estuary Estates Structure Plan, and the Coastal Environment overlay where it overlays the Business Sub-Zone 1 as illustrated on Appendix 2 - Estuary Estates Structure Plan: i. Such activities do not occur during the Tara Iti / Fairy Tern breeding season September- August- February; ii. No dogs (with the exception of service dogs) are brought to the event; and ... AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Tara iti breeding season occurs from August – February.
214.7	Bupa Care Services Limited	EESPD-TRAN-R1.2	Support	RETAIN the restricted discretionary activity Status for EESPD-TRAN-R1.2	<ul style="list-style-type: none"> The rule provides for situations where roading is not located in accordance with the structure plan, and the matters of discretion relate to access from a site to formed roads. The rule and matters of discretion allow for retirement villages where internal roading layout will provide for access within the site, and connection to the public road network.
214.1	Bupa Care Services Limited	General	Amend	AMEND the label of Subzone 8 in the Legend in Appendix 3 Estuary Estate Sub-zone plan as: "Subzone 8 - Natural Environment"	<ul style="list-style-type: none"> Clarification for readability of the zone provisions and associated plans.
214.2	Bupa Care Services Limited	General	Amend	AMEND Appendix 2 Structure Plan to relocate the cycle and walking trail through subzone 3B area in the south-west of the Structure Plan area (adjoining Old Waipu Road).	<ul style="list-style-type: none"> To provide for an alternative route between the wetland area and the boundary. The current location of the cycle and walking trail on the structure plan does not provide for a retirement village in subzone 3B. The trail would bisect private land and result in access and safety issues within a retirement village
214.4	Bupa Care Services Limited	General	Amend	ADD a new policy under the Residential sub-zone subheading as follows: EESPD-PX <u>Provide for retirement villages outside the Coastal Buffer Overlay to enable housing and care facilities to suit the needs of an ageing population.</u>	<ul style="list-style-type: none"> The Residential sub-zone includes a policy specifically for integrated residential development, but the policies do not specifically provide for retirement villages. To recognise the importance of retirement villages to provide for housing and aged care facilities for an ageing population.
222.2	Kaipara District Council	General	Amend	DELETE the Estuary Estates Special Purpose Zone from the planning maps and replace with a suitable spatial layer from the suite set out in the National Planning Standards AND AMEND the provisions for the Estuary Estates Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer AND	<ul style="list-style-type: none"> Provisions for Estuary Estates have been drafted as a Special Purpose Zone in the Proposed District Plan, but it does not meet the requirements to be a Special Purpose Zone as set out in the National Planning Standards. The approach needs to be revised and the provisions amended accordingly.

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				AMEND the provisions which apply to Estuary Estates Special Purpose Zone to align them with provisions for equivalent zones or spatial layers.	
232.4	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	General	Amend	AMEND provisions that directly or indirectly affect the Service 7 Sub-Zone of the Estuary Estates Special Purpose Zone and subdivision or land use activities occurring or sought to occur in the zone, to provide greater flexibility.	<ul style="list-style-type: none"> The submitters are key landowners in the Service Sub-Zone and wish to ensure that future zoning or plan provisions in this location are brought forward in a consistent and enforceable manner.
232.5	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	General	Amend	AMEND the extent of/provisions for the Service 7 Sub-Zone to better reflect the extent that storage and other similar service operations could operate in this locality, and provide greater flexibility for market demand opportunities and uses.	<ul style="list-style-type: none"> Operations that could operate in this locality reach far beyond the current definition of local service activities and yard-based retail.
311.64	Fuel Companies (BP, Mobil & Z Energy)	General	Oppose	ADD a new rule to the Estuary Estates (Mangawhai Central) Special Purpose Zone as follows: EESPZ-RXX Electric vehicle charging stations <u>1. Activity status: Permitted</u> <u>2. Activity status when compliance not achieved: Not Applicable</u> AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> The submitter supports the provision for establishment of electric vehicle charging stations as a Permitted Activity in Commercial Zones to support reductions in carbon emissions. The Estuary Estates (Mangawhai Central) Special Purpose Zone establishes two commercial sub-zones, being the Business Sub-Zone 1 and the Service Sub-Zone 7, but electric vehicle charging stations are not specifically provided for in either of these sub-zones and would potentially require a resource consent (e.g. EESPZ-R38 – non-complying activity). The submitter considers that electric vehicle charging stations should be enabled as a permitted activity in these sub-zones, consistent with COMZ-R10.
232.6	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	General	Support	AMEND the status of the Estuary Estates Special Purpose Zone to a layer more aligned to the National Planning Standards.	<ul style="list-style-type: none"> Submitter supports the Council's proposed approach to change the status but wants to be notified of the change and provide a submission as required.
247.50	Foodstuffs North Island Limited	General	Support	RETAIN Estuary Estates (Mangawhai Central) sub-zones as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports New World Mangawhai being located within the Business Sub-Zone.