

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: General Approach (in **Provision** order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
309.6	Clarus	General	Amend	AMEND the Proposed District Plan to maintain one activity status per rule. AND AMEND the structure and numbering of the rules without changing the content to achieve the one activity status per rule request, unless otherwise requested in the submission. AND any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The overall approach and hierarchy of provisions is supported but the presentation of rules is sometimes confusing. Submitter considers It would be clearer if each rule was associated with only one activity status. If another activity status is triggered this should refer the reader to a different rule, with its own assessment criteria etc as necessary.
309.6	Clarus	General	Amend	AMEND the Proposed District Plan to maintain one activity status per rule. AND AMEND the structure and numbering of the rules without changing the content to achieve the one activity status per rule request, unless otherwise requested in the submission. AND any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The overall approach and hierarchy of provisions is supported but the presentation of rules is sometimes confusing. Submitter considers It would be clearer if each rule was associated with only one activity status. If another activity status is triggered this should refer the reader to a different rule, with its own assessment criteria etc as necessary.
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332.19	Northland Regional Council	General	Amend	ADD a new point to the 'Additional matters of control and matters of discretion' as follows: <u>Effects on ecological integrity, ecosystem health and indigenous biodiversity including threatened and at-risk species and their habitats, and any need for an assessment under Appendix 5 of the RPS.</u>	<ul style="list-style-type: none"> The submitter considers 'Additional matters of control and matters of discretion' point 5 is unclear regarding effects on ecosystem integrity and indigenous biodiversity. It is requested that a biodiversity-specific matter of control and discretion, consistent with the Proposed Northland Regional Plan, is added to this list.
332.19	Northland Regional Council	General	Amend	ADD a new point to the 'Additional matters of control and matters of discretion' as follows: <u>Effects on ecological integrity, ecosystem health and indigenous biodiversity including threatened and at-risk species and their habitats, and any need for an assessment under Appendix 5 of the RPS.</u>	<ul style="list-style-type: none"> The submitter considers 'Additional matters of control and matters of discretion' point 5 is unclear regarding effects on ecosystem integrity and indigenous biodiversity. It is requested that a biodiversity-specific matter of control and discretion, consistent with the Proposed Northland Regional Plan, is added to this list.
332.19	Northland Regional Council	General	Amend	ADD a new point to the 'Additional matters of control and matters of discretion' as follows: <u>Effects on ecological integrity, ecosystem health and indigenous biodiversity including threatened and at-risk species and their habitats, and any need for an assessment under Appendix 5 of the RPS.</u>	<ul style="list-style-type: none"> The submitter considers 'Additional matters of control and matters of discretion' point 5 is unclear regarding effects on ecosystem integrity and indigenous biodiversity. It is requested that a biodiversity-specific matter of control and discretion, consistent with the Proposed Northland Regional Plan, is added to this list.
263.1	Daytona Trust	General	Oppose	DELETE from the General Approach chapter the "Additional matters of control and matters of discretion" section. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the Proposed District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.
263.1	Daytona Trust	General	Oppose	DELETE from the General Approach chapter the "Additional matters of control and matters of discretion" section. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the Proposed District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.

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289.1	Tappenden Holdings Limited	General	Oppose	DELETE the "Additional matters of control and matters of discretion" section, including matters 1 to 12. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.
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300.1	Bream Tail Residents Association Incorporated	General	Oppose	DELETE the "Additional matters of control and matters of discretion" section including matters 1 to 12. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the Proposed District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.
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300.3	Bream Tail Residents Association Incorporated	General	Oppose	ADD new section to "General Approach", as follows: <u>Zoning of Roads, Railways and Rivers</u> <u>All public roads, including state highways, railways and rivers are zoned, although they are not coloured on the planning maps to avoid confusion. The zoning of the road, rail corridor and rivers will be the same zone as that of the adjoining land (as shown on the District Plan maps). Where the zoning of the</u>	<ul style="list-style-type: none"> The Proposed District Plan should set out how to apply the correct policy and rule settings to roads, railways and rivers within the district, including formed and paper roads. An unformed 'paper road' traverses submitter's site at Bream Tail and submitter considers that logically, the use of this land should be determined by the

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				<p><u>land that adjoins one side of the road, railway or river is different to that of the land that adjoins the other side, then the zoning of the adjoining land shall apply up to the centreline of the road, railway or river.</u></p> <p>AND</p> <p>Consequential amendment to Part 2 – District-wide matters/Energy, Infrastructure, and Transport/Transport to align with the relief sought in relation to Part 1-General Approach.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	adjoining zone, with that principle applicable to other cases also.
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