

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 Residential Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
50.11	Evolve Planning and Landscape Architecture	General	Oppose	AMEND the zoning in Mangawhai and Mangawhai Heads from General residential zone to Large lot residential, Medium density residential and High density residential.	<ul style="list-style-type: none"> Having one blanket Residential Zone for the whole District is inappropriate. There are significant differences in the residential areas between the townships of the District. Mangawhai is a growing and desired coastal settlement and should reflect good urban planning, including varying residential zones.
50.12	Evolve Planning and Landscape Architecture	General	Amend	AMEND the residential zoning to provide for varying type residential zones where suited (e.g. Dargaville may suit medium density residential zones where smaller settlements may suit a large lot residential zone).	<ul style="list-style-type: none"> Having one blanket Residential zone for the whole District is inappropriate. There are significant differences in the residential areas between the townships of the District.
57.3	Graeme Wrack	General	Amend	AMEND the provisions to require a minimum of one carpark per dwelling in multi-housing developments to manage on-street parking and traffic impacts.	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
110.19	Astute Consulting	General	Amend	AMEND the residential zone rules to be more uniform and have higher standards of assessment, as seen in the Precinct Rules and Mangawhai Hills provisions.	<ul style="list-style-type: none"> The Precinct rules and Mangawhai Hills rules seem to be a lot more robust and clear than the rules for other residential zones. They protect natural features and encourage higher standards and the submitter considers it would be appropriate to apply them to other residential zones across the District.
144.2	Pacific Coast Surveys Ltd	General	Oppose	REVIEW the section 32 analysis of the General residential zone.	<ul style="list-style-type: none"> The submitter considers that Mangawhai is an urban environment which, therefore, qualifies Kaipara District as a Tier 3 Council. However, the submitter notes that Council appears determined not to give effect to NPS-UD because it considers Mangawhai does not meet the Urban Environment criteria. The submitter refers to the s32 Report (section 3 paragraph 11) which states fThe.Kaipara.District. Council.has.decided.that.the.NPS_UD.does.not.apply.to.the.Kaipara.district.due.to.no.settlement.at.the.present.time.meeting.the.definition.of.an.urban.environmentf.
144.10	Pacific Coast Surveys Ltd	General	Amend	AMEND General rural zone objectives, policies and rules to be in accordance with Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> General rural zone objectives, policies and rules were determined outside of National Policy Statement for Urban Development direction.
193.1	Chases Gorge Camp Club	General	Amend	AMEND the provisions in the Proposed District Plan to re-instate the Operative District Plan exemptions in the Residential and Transport sections for the Chases Gorge Camp Club, Ripiro Beach.	<ul style="list-style-type: none"> The exemptions for Chases Gorge Camp Club have been in place for many decades and previous versions of the district plan. This plan does not allow continuation of density provisions for the Chases Gorge Camp Club land. The Club has held a building site in reserve for decades, which has been recognised in previous plans, the submitter considers this should be included in the Proposed District Plan.
200.2	Broughton Family Trust	General	Oppose	No specific decision requested, however the submission opposes a Medium-Density residential minimum lot size of 400m ² .	<ul style="list-style-type: none"> 400m² standard enables more dwellings than current infrastructure can sustain. Cross-lease complexity and mixed servicing of the submitter's site. On-site wastewater capacity already stretched. Historic heritage on the site at risk. Loss of existing residential and papakāinga rights. Fragmented titles and unanimous-consent barrier under the site's cross lease requirements. Residential-scale infrastructure - upgrading infrastructure of these sites would impose disproportionate costs on existing owners. Council spatial-plan evidence of servicing constraints - The Maungatūroto Spatial Plan identifies the need for staged wastewater upgrades before further growth and rezoning.
205.1	R Brookes	General	Support	RETAIN Objectives GRZ-O1 to GRZ-O5 as notified.	<ul style="list-style-type: none"> Supports GRZ Objectives O1-O5 as they seek to promote the development of well-functioning, safe and attractive residential areas. In particular, the submitter expresses the geological suitability of their property for residential subdivision as it is not susceptible to flooding or ponding and located

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					within proximity to amenities and existing infrastructure. GRZ Objectives align with the submitter's intention to subdivide their 18,000m ² property into residential lots, thus contributing to the Kaiwaka housing supply.
205.2	R Brookes	General	Support	RETAIN Policies GRZ-P1 to GRZ-P5 as notified.	<ul style="list-style-type: none"> Supports the promotion of a range of housing types and densities and considers the proposed Policies enable diverse housing options and efficient land use in Kaiwaka. The submitter notes that GRZ Policies P1-P5 are consistent with their plans to subdivide into 600m² lots.
205.3	R Brookes	General	Support	RETAIN Rules GRZ-R1 to GRZ-R15. AND PROVIDE clarification on infrastructure servicing expectations and access requirements for properties to the south of the submitter's property at 76 Marshall Road Kaiwaka.	<ul style="list-style-type: none"> The submitter supports GRZ Rules which facilitate residential development but seeks clarification regarding infrastructure requirements. In particular, regarding the extension of water and wastewater services. It is requested that such infrastructure is addressed at the subdivision consent stage in order to avoid delays and disproportionate costs at a later date. Notably, the submitter does not support a requirement to provide road access or connectivity for properties to the south of their land (76 Marshall Road, Kaiwaka), and considers access via Marshall Road is more appropriate (see submission point on SUB-R1-R10).
206.7	D Leighton	General	Amend	ADD designated pedestrian and cycle routes and require such routes within residential zones, as well as connecting residential, commercial, and industrial zones.	<ul style="list-style-type: none"> The Proposed District Plan promotes green spaces and amenity values, however, the submitter considers it could benefit from embedding health and wellbeing considerations throughout the plan. The pedestrian and cycle routes proposed should be designed to be safe, connected with nature and incentivise low-carbon transport. For example, a route from Marshall Road in Kaiwaka to the proposed Commercial Zone along the river nearby the town centre should be designated to remove reliance on the narrow, unsafe and unpleasant footpath along State Highway 1.
216.66	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	RETAIN the provisions of the General residential zone, AND AMEND to ensure all the provisions in the General residential zone chapter 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 General residential zone and wants to ensure any consequential amendments are made and give effect to the NPS and are consistent with the National Planning Standards.
217.103	Cato Bolam Consultants Limited	General	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-P1 to P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.104	Cato Bolam Consultants Limited	General	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-P1 to P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.126	Cato Bolam Consultants Limited	General	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-R1 to R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.127	Cato Bolam Consultants Limited	General	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-R1 to R4. AND	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any other relief that is consistent with and/or consequential to the submission.	
217.139	Cato Bolam Consultants Limited	General	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-S1 to S6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.140	Cato Bolam Consultants Limited	General	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-S1 to S7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
279.6	Maungaturoto Gospel Trust	General	Support	RETAIN the objectives and policies of the General residential zone that support the development of Community Facilities where they are compatible with residential activities (including GRZ-O1, GRZ-O5, and GRZ-P5). OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The submitter is supportive of providing for Community Facilities to be established in the General Residential Zone for the following reasons: They are of the opinion that it is the most effective and efficient way to manage this type of activity. It recognises that some Community Facilities can be undertaken without resulting in adverse effects on residential activities.
280.7	Moir Point Park Developments	General	Amend	RETAIN the General residential zone provisions, or that any changes to these provisions do not limit the extent to which residential development can occur.	<ul style="list-style-type: none"> The site falls within the Mangawhai/Hakuru Managed Growth Area where there are clear contradictions between chapters, policies, objectives, rules and standards. Given the contradictions between zoning and site-specific control, the Mangawhai/Hakuru Managed Growth Area should be deleted from existing residential zones. Residential densities standards and opportunities for subdivision within the General Residential Zone are otherwise generally supported
282.7	Murphy Property Development Limited	General	Amend	No specific decision requested; however the submission observes that the Proposed District Plan does not provide alternative Rural residential or Large lot residential zones as provided for by the National Planning Standards, rather than a single residential zone being the General residential zone. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The s32 evaluation disregarded a three residential zone model as it was 'overly complicated' however does not provide a complete analysis of the most appropriate zoning options, particularly for the Black Swamp Road area.
284.39	New Zealand Defence Force	General	Amend	AMEND policy framework of the General residential zone to ensure reverse sensitivity effects on existing established activities, including New Zealand Defence Force's activities and operations at South Head, are avoided. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: The mapped extent of the residential zone around Pouto Point is proposed to increase under the Proposed Plan, enabling more residential development in proximity to this area. A greater intensity of residential development in this location has the potential to result in reverse sensitivity effects on NZDF.
295.7	A & J Rutherford	General	Oppose	No specific decision requested; however, the submission expresses concern that any future urban rezoning of the site at 4 and 4A Black Swamp Road, Mangawhai or surrounds could adopt the proposed General Residential zoning of lots of 600m ² . This scale and intensity of residential development would not be appropriate given the topography and coastal setting of the immediate surrounds and general lack of infrastructure and safe transport connectivity. The single residential zone does not provide for alternative residential intensities between 600m ² (Residential) and 4,000m ² (Rural Lifestyle) that could be an appropriate transition on the fringes of the residential and rural environments.	<ul style="list-style-type: none"> No reasons provided.
300.66	Bream Tail Residents Association Incorporated	General	Amend	ADD new policies to the Cove Road North Precinct (PREC2) in relation to the following:	<ul style="list-style-type: none"> Refer to the submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>a. Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids.</p> <p>b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts.</p> <p>c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the Precinct provides a transition from urban to rural land uses.</p> <p>Provision of a sensitive transition from the Cove Road North Precinct to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including by the provision of lower residential densities, setbacks and landscape buffers and screening.</p>	<p>Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.</p>
300.67	Bream Tail Residents Association Incorporated	General	Amend	<p>ADD new rules for the Cove Road North Precinct and include an activity status where compliance with these new rules and associated standards is not met as a discretionary activity. The new rules should include a full suite of measures to implement the new objective sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <ol style="list-style-type: none"> A minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to this submission), including specifications on the establishment and final height, density of planting and timing of canopy closure to achieve adequate screening when viewed from sites at Bream Tail. A building setback/yard of 20 metres from the shared boundary of properties at Bream Tail. Prohibitions on cats, dogs and mustelids on new sites created. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky. <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.68	Bream Tail Residents Association Incorporated	General	Amend	<p>ADD new standards to the Cove Road North Precinct and include an activity status where these new standards are not met as a discretionary activity. The new standards should include a full suite of measures to implement the new objective sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <ol style="list-style-type: none"> A minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to this submission), including specifications on the establishment and final height, density of planting and timing of canopy closure to achieve adequate screening when viewed from sites at Bream Tail. A building setback/yard of 20 metres from the shared boundary of properties at Bream Tail. Prohibitions on cats, dogs and mustelids on new sites created. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky. 	<ul style="list-style-type: none"> Refer to the submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>7. Maximum impervious surfaces in the Cove Road North Precinct - Northern Sub-precinct of 20%.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
300.69	Bream Tail Residents Association Incorporated	General	Amend	<p>ADD new objectives, policies, rules and standards in the General residential zone chapter in relation to the following properties:</p> <ol style="list-style-type: none"> 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358). 47 Cullen Street, Mangawhai (LOT 100 DP 572492). 55 Cullen Street, Mangawhai (LOT 9 DP 191042). <p>The new objectives, policies, rules and standards should include appropriate policy direction and methods to properly give effect to the Resource Management Act 1991 and higher order planning instruments including the Regional Policy Statement and ensure the following outcomes:</p> <ol style="list-style-type: none"> Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the land provides a transition from urban to rural land uses. Provision of a sensitive transition to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including by the provision of lower residential densities, setbacks and landscape buffers and screening. Adherence of future subdivision to a new appropriate Spatial Layer that ensures the above outcomes are met. <p>AND</p> <p>ADD a new appropriate Spatial Layer to these properties on the planning maps.</p> <p>OR</p> <p>AMEND the zoning of the properties from General residential zone to General rural zone.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Proposed District Plan in relation to the identified properties adjoining and in proximity to the southern boundary of Bream Tail, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
310.44	Fonterra Limited	General	Amend	<p>ADD a new standard the General residential zone chapter as follows:</p> <p><u>GRZ-XX Noise sensitive activities within the Maungatūroto Dairy Factory Noise Sensitive Area</u></p> <p><u>1. All new buildings used for noise sensitive activities are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</u></p> <p><u>2. Activity status when compliance not achieved: Discretionary Notification</u></p> <p><u>If a resource consent application is made under GRZ-S11.2, the owner and operator of the Maungatūroto Dairy Factory will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p>	<ul style="list-style-type: none"> It is critical to properly separate incompatible land uses to ensure the Maungatūroto Site is not compromised by reverse sensitivity effects. Accordingly, consistent with Rule 13.10.8 of the Operative District Plan, Fonterra seeks a new Standard requiring a discretionary activity resource consent for any new buildings used for noise sensitive activities that are located within the Maungatūroto Dairy Factory Noise Sensitive Area.
315.53	Horizon Surveying & Land Development	General	Amend	<p>ADD Medium Density Residential provisions back into the Proposed District Plan.</p>	<ul style="list-style-type: none"> The Proposed District Plan removes the Medium Density Residential zone (MDRZ) provisions that were in the Exposure Draft District Plan. The MDRZ provisions provided for well-designed raised density growth to occur in an appropriate manner within suitable existing residential regions.
348.10	Thelma and Louise Mangawhai Limited	General	Support	<p>RETAIN the General residential zone chapter subject to amendments sought elsewhere in the submission, particularly the request to delete the Mangawhai/Hakaru Managed Growth area or ensure that any changes to the objectives, policies, standards and rules do not limit the extent to which residential development can occur.</p>	<ul style="list-style-type: none"> Inclusion of the site as General residential zoning in the Proposed District Plan is supported. However, as the site also falls within the Mangawhai/Hakaru Managed Growth Area there are clear contradictions between chapters, policies, objectives, rules and standards as they stand. Submitter seeks that these contradictions are resolved through the relief requested in their other submission points. Residential densities standards and opportunities

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					for sub-division within the General residential zone are otherwise generally supported.
322.27	Kāinga Ora - Homes and Communities	GRZ-MAT1	Amend	AMEND GRZ-MAT1 as follows: 1. <u>Planned</u> Residential character and amenity; 2. Design, scale, and layout of buildings and outdoor living courts in relation to the adjoining properties and the street neighbourhood character; [...] AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> Amendment to the wording of GRZ-MAT1 to recognise the anticipated outcome. The submitter also considers it more appropriate to assess buildings and outdoor living courts in relation to immediate surrounds (i.e. adjoining sites and street, as opposed to the wider neighbourhood character).
217.141	Cato Bolam Consultants Limited	GRZ-MAT1	Support	RETAIN GRZ-MAT1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
308.68	Fire and Emergency New Zealand	GRZ-MAT1	Support	RETAIN GRZ-MAT1 as notified.	<ul style="list-style-type: none"> GRZ-MAT1 is supported as it provides Council the discretion to consider infrastructure servicing including firefighting water supply and access to that supply where there are non-compliances.
322.28	Kāinga Ora - Homes and Communities	GRZ-MAT2	Amend	AMEND GRZ-MAT2 as follows: 1. <u>Planned</u> Residential character and amenity. [...] AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> Amendment to the wording of GRZ-MAT2(1) is requested in order to recognise the anticipated outcome.
217.142	Cato Bolam Consultants Limited	GRZ-MAT2	Support	RETAIN GRZ-MAT2 AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps
282.28	Murphy Property Development Limited	GRZ-O1	Support	RETAIN GRZ-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.64	Horizon Surveying & Land Development	GRZ-O1	Support	RETAIN GRZ-O1.	<ul style="list-style-type: none"> No reasons provided.
331.18	Northland Holdings 2016 Limited	GRZ-O1	Support	RETAIN GRZ-O1 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.93	Cato Bolam Consultants Limited	GRZ-PREC1 - Awakino Precinct - O1	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.94	Cato Bolam Consultants Limited	GRZ-PREC2 - Cove Road North - O1	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
300.65	Bream Tail Residents Association Incorporated	GRZ-PREC2 - Cove Road North Precinct - O1	Oppose	DELETE GRZ-PREC2- Cove Road North Precinct-O1. AND ADD a new alternative objective for the Cove Road North Precinct which includes the following directions: a. Protection of indigenous biodiversity of the surrounding locality. b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition	<ul style="list-style-type: none"> In directing that landscape, ecological, infrastructure, transport, and character and amenity effects are only “managed”, the objective provides insufficient direction as to how such effects should be managed. The additional direction is needed in the objective to have proper regard to the Resource Management Act 1991 and higher order planning instruments, including the Regional Policy Statement.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				that the land provides a transition from urban to rural land uses. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	
217.89	Cato Bolam Consultants Limited	GRZ-O2	Amend	No particular decision has been requested; however, the submitter supports GRZ-O2 in part. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps, however, only supports the provision in part as they consider that the proposed Mangawhai/Hakaru Managed Growth Area does not facilitate growth where there is demand, and does not meet the community's needs.
282.29	Murphy Property Development Limited	GRZ-O2	Support	RETAIN GRZ-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.148	Horizon Surveying & Land Development	GRZ-O2	Support	RETAIN GRZ-O2.	<ul style="list-style-type: none"> No reasons provided.
330.107	New Zealand Transport Agency	GRZ-O2	Support	RETAIN GRZ-O2. AND AMEND GRZ-O2 as follows: GRZ-O2 - Ensuring housing supply The supply of housing is sufficient to adequately meet the needs of the community and to enable efficient are managed <u>to maintain the efficiency and effectiveness of existing and proposed infrastructure servicing</u> , through both intensification within existing settlements and in identified <u>zoned</u> greenfield locations adjacent to the existing towns of Dargaville, Maungatūroto, <u>Paparoa</u> , Kaiwaka and Mangawhai. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.	<ul style="list-style-type: none"> While the intent and wording of this objective is generally supported, there is a substantial over-supply of land zoned as General Residential Zone that was previously rural zoned in the Operative District Plan. This is opposed under other submissions 'Planning Maps', but relief is sought here to recognise that providing an over-supply of 'live' zoned land that is not required to meet demand (as quantified within the Formative Limited Report attached to the Section 32 Report 'Strategic Direction') presents significant challenges to maintaining safe, efficient and effective State highway corridors. This is primarily, but not solely, likely to impact State Highway 12 given the substantial areas of 'live' zoned land identified at Maungatūroto, Paparoa and Kaiwaka. 'Infrastructure servicing' is not enabled in the sense expressed within the proposed provision, but rather existing infrastructure networks, including the State highway network, are managed to maintain efficiency and effectiveness. NZTA would also be concerned if additional greenfield areas were developed outside of the proposed oversupply zoned areas.
331.32	Northland Holdings 2016 Limited	GRZ-O2	Support	RETAIN GRZ-O2 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.90	Cato Bolam Consultants Limited	GRZ-O3	Support	No particular decision has been requested; however the submitter supports GRZ-O3 in part. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.30	Murphy Property Development Limited	GRZ-O3	Support	RETAIN GRZ-O3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.149	Horizon Surveying & Land Development	GRZ-O3	Support	RETAIN GRZ-O3.	<ul style="list-style-type: none"> No reasons provided.
331.33	Northland Holdings 2016 Limited	GRZ-O3	Support	RETAIN GRZ-O3 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
217.91	Cato Bolam Consultants Limited	GRZ-O4	Amend	AMEND GRZ-O4 to provide a differentiation of concentration and bulk of buildings between towns and villages in the district. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter is of the opinion that a uniform residential zone across the district does not promote an appropriate concentrations and bulk of buildings for each town or village.
282.31	Murphy Property Development Limited	GRZ-O4	Support	RETAIN GRZ-O4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.150	Horizon Surveying & Land Development	GRZ-O4	Support	RETAIN GRZ-O4.	<ul style="list-style-type: none"> No reasons provided.
322.19	Kāinga Ora - Homes and Communities	GRZ-O4	Support	RETAIN GRZ-O4 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this objective as notified.
331.34	Northland Holdings 2016 Limited	GRZ-O4	Support	RETAIN GRZ-O4 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.92	Cato Bolam Consultants Limited	GRZ-O5	Amend	AMEND GRZ-O5 to provide differentiation of a good level of design quality and amenity as appropriate between towns and villages in the district. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter is of the opinion that a uniform residential zone across the district does not promote a good level of design quality and amenity which is appropriate for each town or village.
282.32	Murphy Property Development Limited	GRZ-O5	Support	RETAIN GRZ-O5 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.151	Horizon Surveying & Land Development	GRZ-O5	Support	RETAIN GRZ-O5.	<ul style="list-style-type: none"> No reasons provided.
331.35	Northland Holdings 2016 Limited	GRZ-O5	Support	RETAIN GRZ-O5 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
356.3	M Anderton & C Eliot-Cotton	GRZ-O5	Support	RETAIN GRZ-O5.	<ul style="list-style-type: none"> Any residential zone needs good design and amenity.
217.95	Cato Bolam Consultants Limited	GRZ-P1	Amend	AMEND GRZ-P1 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
282.33	Murphy Property Development Limited	GRZ-P1	Support	RETAIN GRZ-P1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.65	Horizon Surveying & Land Development	GRZ-P1	Amend	AMEND GRZ-P1 to allow greater flexibility for housing typologies with site-responsive designs. This could include proximity requirements to commercial centres and schools.	<ul style="list-style-type: none"> As there is only one residential zone covering varied environments, further consideration is needed in regard to the appropriateness and location of semi-detached and terraced housing types.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
322.20	Kāinga Ora - Homes and Communities	GRZ-P1	Support	RETAIN GRZ-P1 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submission supports this objective as notified.
331.19	Northland Holdings 2016 Limited	GRZ-P1	Support	RETAIN GRZ-P1 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.96	Cato Bolam Consultants Limited	GRZ-P2	Amend	AMEND GRZ-P2 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
282.34	Murphy Property Development Limited	GRZ-P2	Support	RETAIN GRZ-P2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.66	Horizon Surveying & Land Development	GRZ-P2	Support	RETAIN GRZ-P2.	<ul style="list-style-type: none"> No reasons provided.
322.21	Kāinga Ora - Homes and Communities	GRZ-P2	Amend	AMEND GRZ-P2 as follows: Ensure that a good level of design quality regarding high-quality urban neighbourhood character and amenity is achieved by managing the design, bulk and scale of new buildings through: [...] AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter generally supports GRZ-P2 but, as notified, it does not align with GRZ-O5 which refers to "a good level of design". Therefore, amendment is sought to achieve consistency of design quality across General residential zone objectives and policies.
331.36	Northland Holdings 2016 Limited	GRZ-P2	Support	RETAIN GRZ-P2 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.97	Cato Bolam Consultants Limited	GRZ-P3	Amend	AMEND GRZ-P3 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
282.35	Murphy Property Development Limited	GRZ-P3	Support	RETAIN GRZ-P3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.152	Horizon Surveying & Land Development	GRZ-P3	Support	RETAIN GRZ-P3.	<ul style="list-style-type: none"> No reasons provided.
331.37	Northland Holdings 2016 Limited	GRZ-P3	Support	RETAIN GRZ-P3 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.98	Cato Bolam Consultants Limited	GRZ-P4	Support	RETAIN GRZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
282.36	Murphy Property Development Limited	GRZ-P4	Support	RETAIN GRZ-P4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.153	Horizon Surveying & Land Development	GRZ-P4	Support	RETAIN GRZ-P4.	<ul style="list-style-type: none"> No reasons provided.
331.38	Northland Holdings 2016 Limited	GRZ-P4	Support	RETAIN GRZ-P4 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.99	Cato Bolam Consultants Limited	GRZ-P5	Support	RETAIN GRZ-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.37	Murphy Property Development Limited	GRZ-P5	Support	RETAIN GRZ-P5 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
308.60	Fire and Emergency New Zealand	GRZ-P5	Support	RETAIN GRZ-P5 as notified.	<ul style="list-style-type: none"> Policy is supported as it enables emergency service facilities that by their nature and function typically need to be in a Residential zone.
315.154	Horizon Surveying & Land Development	GRZ-P5	Support	RETAIN GRZ-P5.	<ul style="list-style-type: none"> No reasons provided.
331.39	Northland Holdings 2016 Limited	GRZ-P5	Support	RETAIN GRZ-P5 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.100	Cato Bolam Consultants Limited	GRZ-P6	Support	RETAIN GRZ-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.38	Murphy Property Development Limited	GRZ-P6	Support	RETAIN GRZ-P6 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
315.155	Horizon Surveying & Land Development	GRZ-P6	Support	RETAIN GRZ-P6.	<ul style="list-style-type: none"> No reasons provided.
331.40	Northland Holdings 2016 Limited	GRZ-P6	Support	RETAIN GRZ-P6 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.101	Cato Bolam Consultants Limited	GRZ-P7	Support	RETAIN GRZ-P7. AND Any other relief that is consistent with and/or consequential to the submission	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.39	Murphy Property Development Limited	GRZ-P7	Support	RETAIN GRZ-P7 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
308.61	Fire and Emergency New Zealand	GRZ-P7	Support	RETAIN GRZ-P7 as notified.	<ul style="list-style-type: none"> GRZ-P7 is supported as it provides for the establishment of certain non-residential activities in residential zones, in circumstances where a local need is demonstrated. This would include an emergency services facility.
315.156	Horizon Surveying & Land Development	GRZ-P7	Support	RETAIN GRZ-P7.	<ul style="list-style-type: none"> No reasons provided.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
331.41	Northland Holdings 2016 Limited	GRZ-P7	Support	RETAIN GRZ-P7 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.102	Cato Bolam Consultants Limited	GRZ-P8	Support	RETAIN GRZ-P8. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.40	Murphy Property Development Limited	GRZ-P8	Support	RETAIN GRZ-P8 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
308.62	Fire and Emergency New Zealand	GRZ-P8	Support	RETAIN GRZ-P8 as notified.	<ul style="list-style-type: none"> Policy is supported as it requires activities to be connected to a Council reticulated system for water supply and where this cannot be achieved, the policy require sites to provide suitable self-sufficient systems on-site.
315.157	Horizon Surveying & Land Development	GRZ-P8	Support	RETAIN GRZ-P8.	<ul style="list-style-type: none"> No reasons provided.
331.42	Northland Holdings 2016 Limited	GRZ-P8	Support	RETAIN GRZ-P8 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
217.105	Cato Bolam Consultants Limited	GRZ-R1	Support	RETAIN GRZ-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps
308.63	Fire and Emergency New Zealand	GRZ-R1	Support	RETAIN GRZ-R1 as notified.	<ul style="list-style-type: none"> GRZ-R1 is supported to the extent that it requires the construction, alteration, or addition, of any building or structure complies with GRZ-S11 Services which requires the provision of water supply.
315.67	Horizon Surveying & Land Development	GRZ-R1	Support	RETAIN GRZ-R1.	<ul style="list-style-type: none"> No reasons provided.
308.65	Fire and Emergency New Zealand	GRZ- PREC1 - Awakino Precinct - R1	Amend	AMEND GRZ-PREC1 - Awakino Precinct-R1, as follows: Where: a. The construction, alteration, or addition of any building or structure complies with: ... <u>xii. GRZ-S11 Services</u>	<ul style="list-style-type: none"> The submitter seeks that all buildings be subject to GRZ-S11 Services.
308.66	Fire and Emergency New Zealand	GRZ- PREC2 - Cove Road North Precinct – R1	Amend	AMEND PREC2 - Cove Road North Precinct-R1, as follows: Where: The construction, alteration, or addition of any building or structure complies with: ... <u>i. GRZ-S11 Services</u>	<ul style="list-style-type: none"> The submitter seeks that all buildings be subject to GRZ-S11 Services.
217.106	Cato Bolam Consultants Limited	GRZ-R2	Support	RETAIN GRZ-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
315.158	Horizon Surveying & Land Development	GRZ-R2	Support	RETAIN GRZ-R2.	<ul style="list-style-type: none"> No reasons provided.
281.29	Moonlight Heights Limited	GRZ- PREC1 - Awakino Precinct - R2	Amend	AMEND GRZ-PREC1-Awakino Precinct-R2 as follows: 1. Activity status: Permitted Where: <u>a. No more than two principle residential units occupy the site;</u> <u>b. The minimum net site area associated with each principle residential unit is:</u> <u> i. 400m² for a serviced site ; or</u> <u> ii. 2,000m² for an unserviced site.</u>	<ul style="list-style-type: none"> The proposed district plan seeks to introduce a 400m² minimum site area for residential units, and alternative types of residential development within minor residential unit and multi-unit development rules GRZ-R4 and GRZ-12 which are supported. The amendments would allow the PREC2- Cove Road North Precinct Rules to enable a pathway for multi-unit development which is consistent with GRZ-12.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p><u>Note: Minor Residential Units shall be subject to rule GRZ-R4nor Residential Unit.</u></p> <p><u>Note: More than two principle residential units onsite shall be subject to Rule GRZ-R12ulti-Unit Development.</u></p> <p>Activity status when compliance not achieved: Restricted Discretionary <u>in accordance with rule GRZ-R12.</u></p> <p>3. Where:</p> <p>a. It will be an additional residential unit on the site, and the minimum net site area associated with each additional residential unit is 450m² for a serviced site;</p> <p>b. There is a separation distance of at least 3m from any other detached residential unit; and</p> <p>c. There is a separation distance of at least 6m where there is a private open space area located between two residential units.</p> <p>4. Matters over which discretion is restricted:</p> <p>a. The privacy, outlook and amenity of adjacent and adjoining sites;</p> <p>b. Sufficient sunlight access to the outdoor living space;</p> <p>c. Building mass, orientation and passive surveillance of the road/street;</p> <p>d. Bulk and scale effects;</p> <p>e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;</p> <p>f. The extent to which the activity is consistent with the purpose, character and amenity values of the Awakino Precinct; and</p> <p>g. The ability to accommodate incidental activities anticipated within the Awakino Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.</p> <p>5. Activity status when compliance not achieved: Discretionary.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
260.32	The Rise Limited	PREC2-Cove Road North Precinct – R2	Amend	<p>AMEND PREC2-Cove Road North Precinct – R2 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than two <u>principle</u> residential units occupy the site;</p> <p>b. The minimum net site area associated with each <u>principle</u> residential unit is:</p> <p>i. 600m² for a serviced site in the Cove Road North Precinct; or</p> <p>ii. 1,000m² for a serviced site in Cove Road North - Northern Sub-precinct area.</p> <p><u>Note: Minor Residential Units shall be subject to Rule GRZ-R4nor Residential Unit.</u></p> <p><u>Note: More than two principle residential units onsite shall be subject to Rule GRZ-R12ulti-Unit Development.</u></p> <p>2. Activity status when compliance not achieved: Restricted Discretionary <u>in accordance with rule GRZ-R12.</u></p> <p>3. Matters over which discretion is restricted:</p> <p>a. The privacy, outlook and amenity of adjacent and adjoining sites;</p> <p>b. Sufficient sunlight access to the outdoor living space;</p> <p>c. Building mass, orientation and passive surveillance toward the road/street;</p> <p>d. Bulk, scale and shading effects;</p> <p>e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;</p> <p>f. The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct; and</p> <p>g. The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and where appropriate:</p> <p>h. The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;</p>	<ul style="list-style-type: none"> The submitter supports the alternative types of residential development introduced into the Proposed District Plan through the rules for Minor Residential Unit GRZ-R4 and Multi-unit development GRZ-R12. It is recommended that the PREC2-Cove Road North Precinct Rules enable a pathway for Multi-Unit Development that is consistent with GRZ-12.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>i. Privacy, shading and overlooking within the development and on adjoining site, including the orientation of habitable rooms, balconies, and outdoor living spaces;</p> <p>j. Infrastructure servicing, including private onsite systems;</p> <p>k. The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</p> <p>l. Where on-site car parking, garaging and vehicle manoeuvring areas are provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	
217.107	Cato Bolam Consultants Limited	GRZ-R3	Amend	<p>ADD the following clause to GRZ-R3:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>....</p> <p><u>e. In Mangawhai, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area, subject to adequate sewerage capacity.</u></p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps. In Mangawhai, it is more appropriate to enable similar densities to that of Dargaville due to the location. Mangawhai does not have a semi-rural look and feel compared to Dargaville. Council will receive a large volume of restricted discretionary resource consent applications for Mangawhai under this rule.
282.41	Murphy Property Development Limited	GRZ-R3	Amend	<p>AMEND GRZ-R3 as follows:</p> <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. No more than two residential units occupy the site;</p> <p>b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m² of net site area;</p> <p>c. Outside Dargaville, Residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m² of net site area,; and</p> <p><u>d. In Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area.</u></p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> GRZ-R3 does not give effect to objective GRZ-O2 and is not consistent with SUB-S1 for the General residential zone which allows for a minimum net site area of 600m² outside of Mangawhai.
288.8	Strategic Property Limited as Development Manager of Mangawhai Central	GRZ-R3	Amend	<p>AMEND GRZ-R3, as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>No more than <u>two one</u> residential units occupy<u>ies</u> the site; ...</p> <p>2. Activity status when compliance not achieved: Restricted <u>Discretionary Activity</u></p> <p>3. Matters over which discretion is restricted:</p> <p><u>a. The matters in GRZ-MAT1:</u></p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> The allowance for two dwellings per site, is considered to further compound existing constraints on the District's reticulated infrastructure network.
315.68	Horizon Surveying & Land Development	GRZ-R3	Amend	<p>AMEND the activity status for GRZ-R3 so that the activity status for no more than two residential units is controlled rather than permitted, allowing Council to assess relevant effects while still supporting residential intensification.</p>	<ul style="list-style-type: none"> This activity would be more appropriately managed as a controlled activity to ensure site-specific effects are assessed.
322.22	Kāinga Ora - Homes and Communities	GRZ-R3	Amend	<p>AMEND GRZ-R3 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than two residential units occupy the site;</p> <p>b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m² of net site area;</p> <p>c. Outside Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² <u>600m²</u> of net site area; and</p> <p>d. In Dargaville, residential units connected to a reticulated wastewater system <u>are not subject to a minimum net site area.</u> shall not exceed one residential unit per 400m² of net site area.</p> <p>AND</p>	<ul style="list-style-type: none"> GRZ-R3 is generally supported. In particular, where a maximum of two residential units are permitted to occupy a site. However, amendments are requested to ensure the Rule supports GRZ Objectives and Policies related to providing sufficient housing supply in Kaipara. The submitter requests that there is no density limit for sites within Dargaville, and an increase in density for allotments outside Dargaville and connected to a reticulated wastewater system.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	
331.20	Northland Holdings 2016 Limited	GRZ-R3	Amend	AMEND GRZ-R3 as follows: 1. Activity Status: Permitted Where: a. No more than two residential units occupy the site; b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m ² of net site area; c. Outside Dargaville, Residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m ² of net site area; and d. In Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The submitter does not consider GRZ-R3 gives effect to GRZ-O2 as proposed, nor is it consistent with SUB-S1 (insofar as it applies to the General residential zone), which allows for a minimum site area of 600m² outside of Mangawhai.
337.1	Aoroa Farms	GRZ-R3	Amend	AMEND GRZ-R3.1.d so that the residential intensity of the General residential zone within Dargaville is one residential unit per 600m ² to be consistent with the rest of Kaipara District.	<ul style="list-style-type: none"> A higher residential density (one unit per 400m²) does not align with the residential density provided for in the General residential zone within the district outside of Dargaville and the reason for this has not been justified. The higher residential density proposed (one unit per 400m²) does not provide for adequate outdoor living space for families. The infilling of existing house sites may destroy the existing character/family vibe of Dargaville township. There is inadequate public green space to service an increased housing density.
67.8	Adam Booth	GRZ-R3	Support	RETAIN GRZ-R3 and the ability to have two or more units on same freehold title.	<ul style="list-style-type: none"> No reasons provided.
288.4	Strategic Property Limited as Development Manager of Mangawhai Central	GRZ-R3	Support	RETAIN the minimum site size of 600 m ² per allotment in GRZ-R3.	<ul style="list-style-type: none"> This will assist in managing growth within the Mangawhai/Hakaru Managed Growth Area where there is demonstrably high demand for existing bulk infrastructure facilities and capacity is constrained. It is acknowledged that this site size is in keeping with the established development pattern within Mangawhai and Mangawhai Heads.
356.2	M Anderton & C Eliot-Cotton	GRZ-R3	Support	RETAIN GRZ-R3 as notified.	<ul style="list-style-type: none"> No wastewater or tap water so cannot be residential if under 2000m². Support the restriction of a minimum sites size of 2000m²
359.2	M Calder	GRZ-R3	Support		<ul style="list-style-type: none"> No reasons provided.
222.29	Kaipara District Council	GRZ-R4	Amend	AMEND GRZ-R4 to be consistent with the same rule in other zones.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation.
282.42	Murphy Property Development Limited	GRZ-R4	Amend	AMEND GRZ-R4.b. as follows: 1. Activity status: Permitted Where: a. No more than one principal residential unit and one minor residential unit will occupy the site; and b. Resulting density complies with GRZ-R3.1; except that a principal residential unit and a minor residential unit that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m² net site area. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> GRZ-R4 does not give effect to objective GRZ-O2 and is not consistent with SUB-S1 for the General residential zone which allows for a minimum net site area of 600m² outside of Mangawhai.
315.69	Horizon Surveying & Land Development	GRZ-R4	Amend	AMEND the wording of GRZ-R4 to ensure the rule is easily understood and applied, including clearer wording around the standards and conditions for compliance.	<ul style="list-style-type: none"> Aspects of the provision require clearer drafting to improve useability and interpretation.
331.21	Northland Holdings 2016 Limited	GRZ-R4	Amend	AMEND GRZ-R4.1.b. as follows: 1. Activity status: Permitted Where: a. No more than one principal residential unit and one minor residential unit will occupy the site; and b. Resulting density complies with GRZ-R3.1; except that a principal residential unit and a minor residential unit	<ul style="list-style-type: none"> The submitter does not consider GRZ-R4 gives effect to GRZ-O2, nor is it consistent with SUB-S1, which allows a minimum site area of 600m² for the General residential zone outside of Mangawhai.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m ² net site area. AND Any further necessary consequential amendments required to achieve the relief sought.	
40.2	Glen Lewis	GRZ-R4	Support	RETAIN GRZ-R4 which permits a minor residential unit / second dwelling of up to 90m ² maximum not including a garage.	<ul style="list-style-type: none"> The submitter supports retaining the minor residential unit / second dwelling provision of up to 90m² maximum not including a garage.
217.108	Cato Bolam Consultants Limited	GRZ-R4	Support	RETAIN GRZ-R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.70	Horizon Surveying & Land Development	GRZ-R5	Amend	AMEND GRZ-R5 to explicitly include new relocated dwellings as a permitted activity, and not just relocation of existing dwellings.	<ul style="list-style-type: none"> GRZ-R5 should be amended to explicitly include new relocated dwellings, not just existing ones.
164.2	New Zealand Heavy Haulage Association Inc	GRZ-R5	Support	RETAIN GRZ-R5 AND ADD permitted activity standards to Rule GRZ-R5 as follows (or to similar effect): <u>The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.</u> <u>The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period.</u>	<ul style="list-style-type: none"> The rule reflects the purpose and intentions of the Resource Management Act 1991 as expressed in Environment Court decision New Zealand Heavy Haulage Association Inc v The Central Otago District Council EnvCt C45/2004. There is no real difference in effect and amenity values between in situ construction of a dwelling and relocation of a second-hand dwelling, subject to appropriate standards. Providing for relocated buildings as a permitted activity subject to appropriate performance standards is generally in accordance with a proper section 32 evaluation in terms of costs and benefits. Installing a relocated building onto its foundations within 2 months is key to completing full reinstatement within 12 months.
217.109	Cato Bolam Consultants Limited	GRZ-R5	Support	RETAIN GRZ-R5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.110	Cato Bolam Consultants Limited	GRZ-R6	Support	RETAIN GRZ-R6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.
282.43	Murphy Property Development Limited	GRZ-R7	Amend	DELETE the references to 'boarding houses' from GRZ-R7. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Boarding houses are not a defined term. This causes interpretation confusion, inefficiency and ineffectiveness of the rule.
322.23	Kāinga Ora - Homes and Communities	GRZ-R7	Amend	AMEND GRZ-R7 as follows: 1. Activity status: Permitted Where: a. Residential accommodation and ancillary support services are provided for people who do not form a single household; and b. No more than ten six visitors per night are accommodated per site. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports GRZ-R7 in part and seeks an amendment to increase the number of permitted visitors per night. This will provide flexibility for more than one family unit to be housed at a given time.
331.22	Northland Holdings 2016 Limited	GRZ-R7	Amend	AMEND GRZ-R7 by deleting reference to 'boarding houses'. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Boarding houses are not a defined term. Referring to them in GRZ-R7 causes confusion in interpretation and makes the rule inefficient and ineffective.
217.111	Cato Bolam Consultants Limited	GRZ-R7	Support	RETAIN GRZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, Subdivision standards, other Proposed District Plan chapters or maps.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.159	Horizon Surveying & Land Development	GRZ-R7	Support	RETAIN GRZ-R7.	<ul style="list-style-type: none"> No reasons provided.
217.112	Cato Bolam Consultants Limited	GRZ-R8	Amend	AMEND GRZ-8.1 as follows: 1. Activity Status: Permitted Where ... <u>f. car trips to and from the home occupation activity must not exceed 20 per day.</u> 2. Activity Status when compliance not achieved with GRZ-R8.1.a: Discretionary. 3. Activity Status when compliance not achieved with GRZ-R8.1.a to b, c, d or e: Restricted Discretionary. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Vehicle movements need to be included to maintain residential character and amenity. GRZ-8.2 creates uncertainty on matters to be considered.
20.2	Christine Silvester	GRZ-R8	Support	No specific decision requested, but submission supports the restrictions placed on running a business in a residential area.	<ul style="list-style-type: none"> The submitter likes this restriction as they believe that a residential should be primarily for living purposes, and not for commercial or industrial activities. Any business should be hidden from view (inside a home), with no associated equipment left outside, and should be limited in size.
315.160	Horizon Surveying & Land Development	GRZ-R8	Support	RETAIN GRZ-R8.	<ul style="list-style-type: none"> No reasons provided.
315.71	Horizon Surveying & Land Development	GRZ-R9	Amend	DELETE the numeric visitor limit from GRZ-R9 (note referencing error in the submission) and manage effects through performance standards.	<ul style="list-style-type: none"> The cap on visitor number is prescriptive and could be managed by the size of the building or floor spaces used for visitor accommodation.
217.113	Cato Bolam Consultants Limited	GRZ-R9	Support	RETAIN GRZ-R9. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
315.161	Horizon Surveying & Land Development	GRZ-R9	Support	RETAIN GRZ-R9.	<ul style="list-style-type: none"> No reasons provided.
217.114	Cato Bolam Consultants Limited	GRZ-R10	Support	RETAIN GRZ-R10. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps
315.162	Horizon Surveying & Land Development	GRZ-R10	Support	RETAIN GRZ-R10.	<ul style="list-style-type: none"> No reasons provided.
77.9	Richard (Rick) Ruiterman	GRZ-R11	Amend	AMEND GRZ-R11 to allow only 40% of the site area to be impervious except where a suitable stormwater attenuation report is provided which then enables an increase to 60% impervious surface area as a permitted activity.	<ul style="list-style-type: none"> There is an existing stormwater problem in the Mangawhai region this rule will only serve to exacerbate the problem.
217.115	Cato Bolam Consultants Limited	GRZ-R11	Amend	AMEND GRZ-R11 by moving it to the General residential zone Standards, with any consequential changes. AND AMEND GRZ-R11.1.a. as follows: 1. Activity status: Permitted Where: a. The maximum percentage of the net site area covered by impervious surfaces shall be 60 <u>50</u> %. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps. Impervious surface provisions are more suited under the Standards section. 60% is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development, and may not create an appropriate residential character/amenity.
315.163	Horizon Surveying & Land Development	GRZ-R11	Support	RETAIN GRZ-R11.	<ul style="list-style-type: none"> No reasons provided.
57.1	Graeme Wrack	GRZ-R12	Amend	RETAIN GRZ-R12 and provisions that enable multi-unit development as a means to provide more affordable and diverse housing options across the district.	<ul style="list-style-type: none"> As Kaipara's towns grow, multiunit housing developments are an inevitable and necessary evolution that can provide more affordable housing options and accommodation for essential workers, contributing to the district's economic and social resilience.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
57.2	Graeme Wrack	GRZ-R12	Amend	<p>ADD stronger design controls to GRZ-R12 to ensure high-quality outcomes multi-housing developments, including:</p> <ul style="list-style-type: none"> Minimum architectural design standards that reflect the character of the beachside and rural environments. This could be achieved by mandating that all multi-unit developments are designed by a Registered Architect. Privacy protections between dwellings through appropriate setback, screening and window placement.. <p>A design review is carried out by a Kaipara District registered Architect as part of the Resource Consent application.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.4	Graeme Wrack	GRZ-R12	Amend	<p>AMEND provisions to mandate the use of permeable paving for driveways and shared surfaces to reduce stormwater runoff and support sustainable land management.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.5	Graeme Wrack	GRZ-R12	Amend	<p>AMEND provisions to encourage shared underground water tanks for multi-unit developments, with capacity for both domestic use and firefighting, rather than multiple individual tanks.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.6	Graeme Wrack	GRZ-R12	Amend	<p>AMEND provisions to promote the integration of green technologies, including solar energy systems and rainwater harvesting, to reduce infrastructure demand and environmental impact.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.7	Graeme Wrack	GRZ-R12	Amend	<p>AMEND provisions to require dedicated storage areas for bicycles, beach equipment, and gardening tools to support liveability in compact housing formats.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.8	Graeme Wrack	GRZ-R12	Amend	<p>AMEND provisions to restrict multi-unit housing developments to walkable catchments around existing town centres and amenities to reduce car dependency and enhance community connectivity. I.e. Limit the areas suitable for Multi-Unit housing on the planning to within a 10-15 minute walk of a Settlement/Town Centre.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
57.9	Graeme Wrack	GRZ-R12	Amend	<p>AMEND the district plan to prioritise “density done well” (best practice) ensuring that intensification contributes positively to the character, function, and sustainability of Kaipara’s Settlements.</p>	<ul style="list-style-type: none"> Submitter supports multi-unit developments as necessary and inevitable, giving greater affordability and housing options, contributing to the district's economic and social resilience. Submitter supports strong design controls to avoid pitfalls with these types of developments.
310.43	Fonterra Limited	GRZ-R12	Amend	<p>AMEND GRZ-R12 as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The multi-unit development is located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>32. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ-MAT2.</p> <p>3. Activity status when compliance not achieved: Non Complying</p>	<ul style="list-style-type: none"> It is critical to properly separate incompatible land uses to ensure the Maungatūroto Site is not compromised by reverse sensitivity effects. Accordingly, Fonterra seeks an amendment to GRZ-R12 to discourage “multi-unit development” from occurring within the Maungatūroto Dairy Factory Noise Sensitive Area to avoid potential reverse sensitivity effects.
315.72	Horizon Surveying & Land Development	GRZ-R12	Amend	<p>RETAIN GRZ-R12</p> <p>AND</p> <p>ADD urban design criteria (e.g., e.g., façade treatment, landscaping, streetscape integration) and/or locational qualifiers (e.g., proximity to centres, schools, or transport nodes) to GRZ-R12.</p>	<ul style="list-style-type: none"> Additional design and locational guidance would ensure better urban outcomes.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
217.116	Cato Bolam Consultants Limited	GRZ-R12	Support	RETAIN GRZ-R12. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
217.117	Cato Bolam Consultants Limited	GRZ-R13	Support	RETAIN GRZ-R13. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
217.118	Cato Bolam Consultants Limited	GRZ-R14	Support	RETAIN GRZ-R14. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
217.119	Cato Bolam Consultants Limited	GRZ-R15	Support	RETAIN GRZ-R15. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
279.5	Maungaturoto Gospel Trust	GRZ-R15	Support	RETAIN the restricted discretionary activity status for a Community Facility in GRZ-R15. AND RETAIN the matters of discretion in GRZ-MAT2. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> They are of the opinion that it is the most effective and efficient way to manage this type of activity. It recognises that some Community Facilities can be undertaken without resulting in adverse effects on residential activities. provides a pathway for non-residential activities to be declined if they are not compatible with residential activities.
308.64	Fire and Emergency New Zealand	GRZ-R16	Amend	AMEND GRZ-R16, as follows: 3. Matters over which discretion is restricted: a. The matters in GRZ-MAT1 and GRZ-MAT2; a. <u>Functional and/or operational need;</u> b. <u>Streetscape and amenity;</u> c. <u>Design and layout;</u> d. <u>Transport safety and efficiency;</u> e. <u>Scale of activity;</u> f. <u>Infrastructure servicing; and</u> g. <u>Outdoor storage.</u> OR Amendment to similar effect.	<ul style="list-style-type: none"> Refer to section 1.2.1 of submission. The submitter opposes the application of the matters in GRZ-MAT1 and GRZ-MAT2 (which primarily relate to residential development) to emergency service facilities. Residential development and emergency services facilities are not comparable and the submitter does not consider it appropriate that these matters be applied to emergency service facilities, particularly matters such as hours of operation.
217.120	Cato Bolam Consultants Limited	GRZ-R16	Support	RETAIN GRZ-R16. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
217.121	Cato Bolam Consultants Limited	GRZ-R17	Support	RETAIN GRZ-R17. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.
217.122	Cato Bolam Consultants Limited	GRZ-R18	Amend	RETAIN GRZ-18.3.a. However the submitter considers that this point may be missing information. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps. GRZ-R18.3.a may be missing information. No information was provided by the submitter as to what information they consider might be missing from this rule.
217.123	Cato Bolam Consultants Limited	GRZ-R19	Support	RETAIN GRZ-R19. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.124	Cato Bolam Consultants Limited	GRZ-R20	Support	RETAIN GRZ-R20. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.125	Cato Bolam Consultants Limited	GRZ-R21	Support	RETAIN GRZ-R21. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
217.128	Cato Bolam Consultants Limited	GRZ-S1	Amend	AMEND GRZ-S1 as follows: 1. The maximum building coverage is 50 40 % ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> 50% building coverage is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development. It may not create an appropriate residential character/amenity.
288.7	Strategic Property Limited as Development Manager of Mangawhai Central	GRZ-S1	Amend	AMEND GRZ-S1, as follows: 1. The maximum building coverage is 50 35 %. AND Any necessary consequential or further amendments to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> In the context of the township of Mangawhai and Mangawhai Heads, a building coverage of 50% across this wider zone has the potential to result in a high level of building intensity. Incompatibility with coastal small-town character of Mangawhai. Potential to result in adverse effects on landscape values and natural character of the coastal environment.
315.73	Horizon Surveying & Land Development	GRZ-S1	Support	RETAIN GRZ-S1.	<ul style="list-style-type: none"> No reasons provided.
67.9	Adam Booth	GRZ-S1	Oppose	RETAIN GRZ-S1 and the 50% site coverage maximum. AND DELETE the matters of discretion in GRZ-S1 pertaining to the amenity and character of the surrounding area.	<ul style="list-style-type: none"> Support for the 50% site coverage. This clause is very ambiguous and ill defined, and I feel that it does not belong within Matters for Discretion for Restricted Discretionary Activities.
217.130	Cato Bolam Consultants Limited	GRZ-S3	Amend	AMEND GRZ-S3.1 as follows: 1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m 2.5m above ground level at the side or rear boundaries of the site adjoining another General residential zone, Open space zone, or Sport and active recreation zone site, except: ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above relief as they consider that a recession plane being measured from 3m above ground level is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development and may not create an appropriate residential character/amenity.
315.74	Horizon Surveying & Land Development	GRZ-S3	Amend	AMEND GRZ-S3.1.a.iv to delete the 6 m accessway width requirement.	<ul style="list-style-type: none"> The restriction limiting this provision to accessways less than 6m wide is unnecessary and should be removed.
217.131	Cato Bolam Consultants Limited	GRZ-S4	Amend	AMEND GRZ-S4 to exclude second floor development above accessory buildings by referencing GRZ-R6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief as a sleepout or minor dwelling may dominate outlook or have privacy and/or shadowing effects on/from neighbouring sites.
315.75	Horizon Surveying & Land Development	GRZ-S4	Amend	AMEND GRZ-S4.2.c., as follows: c. Boundary fences less no greater than 1.8m high; or...	<ul style="list-style-type: none"> Change for consistency with GRZ-S2.
322.24	Kāinga Ora - Homes and Communities	GRZ-S4	Amend	AMEND GRZ-S4 as follows: 1. Buildings, accessory buildings, and structures shall be setback a minimum of 1m 1.5m from any side boundary and 1.50m from any or rear boundary. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> GRZ-S4 is generally supported by the submitter. However, a reduction in setback from side boundaries is sought to provide for design flexibility while still ensuring buildings are sufficiently set back to maintain residential amenity on adjacent sites.
260.33	The Rise Limited	GRZ-PREC2 - Cove Road North - S4	Amend	AMEND GRZ-PREC-2 Cove Road North Precinct – S4 as follows: 1. Within the Cove Road North Precinct, with the exception of the Cove Road North Northern Sub-Precinct: a. The maximum percentage of the net site area covered by buildings and other impervious surfaces is less than 60% 40 %; b. The area(s) of any site covered by buildings and other impervious surfaces shall be located outside of the flood extent as mapped within the 10% annual exceedance probability event detailed in Flood map in Figure 1; and c. All stormwater management for the site shall comply with any stormwater management plan approved under standard SUB-PREC2- S5 Stormwater Disposal.	<ul style="list-style-type: none"> Amendments are sought to ensure the proposed Standard reflects approved private plan change provisions.

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons						
				2. Within the Cove Road North Precinct - Northern Sub-precinct, any area of site covered by building and other impervious surfaces is less than 40% of the net site area. shall comply with GRZ-RXX – Impervious surfaces: AND Any further necessary consequential amendments required to achieve the relief sought.							
217.132	Cato Bolam Consultants Limited	GRZ-S5	Amend	AMEND GRZ-S5.1. as follows: 1. Buildings and accessory buildings shall be setback a minimum of 2m 3m from the road boundary or shared accessway to another site; ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none">The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.Specifically, the submitter has sought the relief above as they consider that a 2m minimum setback is small for a district that does not consider itself as an 'urban environment' under the National Policy Statement on Urban Development, and may result in inappropriate residential character/amenity.						
223.4	KMA IQ Trustee Limited	GRZ-S5	Amend	AMEND GRZ-S5 as follows: 2. Where a garage, carport or part of a building includes a vehicle entrance facing a road boundary or shared accessway to another site, the vehicle entrance garage, carport or part of a building shall be setback a minimum of 5.5m from the road boundary or accessway.	<ul style="list-style-type: none">The submitter thinks this is an error.						
315.165	Horizon Surveying & Land Development	GRZ-S5	Support	RETAIN GRZ-S5.	<ul style="list-style-type: none">No reasons provided.						
330.108	New Zealand Transport Agency	GRZ-S5	Support	RETAIN GRZ-S5 as notified.	<ul style="list-style-type: none">Standard is supported, in particular Matter of Discretion 5.b. as 'land transport network' includes State Highways in the definition.						
217.133	Cato Bolam Consultants Limited	GRZ-S6	Support	RETAIN GRZ-S6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none">The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.						
315.166	Horizon Surveying & Land Development	GRZ-S6	Support	RETAIN GRZ-S6.	<ul style="list-style-type: none">No reasons provided.						
322.25	Kāinga Ora - Homes and Communities	GRZ-S7	Amend	AMEND GRZ-S7.4. as follows: 4. The outdoor living space shall have the minimum area and dimension in this table: <table><tr><th>Residential unit type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td>All residential units except specified below</td><td>50m²20m²</td><td>4m</td></tr></table> AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	Residential unit type	Minimum area	Minimum dimension	All residential units except specified below	50m² 20m²	4m	<ul style="list-style-type: none">The submitter requests the minimum area is reduced to 20m² to recognise the requirement for a range of housing types and to enable redevelopment.
Residential unit type	Minimum area	Minimum dimension									
All residential units except specified below	50m² 20m²	4m									
217.134	Cato Bolam Consultants Limited	GRZ-S7	Support	RETAIN GRZ-S7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none">The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other Proposed District Plan chapters or maps.						
315.167	Horizon Surveying & Land Development	GRZ-S7	Support	RETAIN GRZ-S7.	<ul style="list-style-type: none">No reasons provided.						
217.135	Cato Bolam Consultants Limited	GRZ-S8	Amend	AMEND GRZ-S8 following consideration of the minimum Gross Floor Areas for Residential Units. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none">The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.Specifically, the submitter has requested the minimum 35m² gross floor area for a studio, and a 45m² for units containing one or more bedrooms to be reconsidered for the following reasons:The Gross Floor Areas are small for a district which does not consider itself an 'urban environment' under the National Policy Statement on Urban Development. creating inappropriate residential character/amenity.						

Proposed Kaipara District Plan

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

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> The standard can create a situation where a minor residential unit is larger than the principal unit, and therefore not ancillary to it.
315.168	Horizon Surveying & Land Development	GRZ-S8	Support	RETAIN GRZ-S8.	<ul style="list-style-type: none"> No reasons provided.
223.5	KMA IQ Trustee Limited	GRZ-S9	Amend	AMEND GRZ-S9 to reduce the 25m setback to 20m AND AMEND the matters of discretion for GRZ-S9 as follows: a. The design and siting of the building or structure with respect to effects on the natural character of the <u>coastal marine area</u> , landscape, ecological, public access and cultural values of the waterbody;	<ul style="list-style-type: none"> The 25m setback should be reduced to 20m to be consistent with that required to be vested as an esplanade reserve should the site be subdivided. Landscape and ecological matters should be deleted from matters of discretion as landscape is covered by Outstanding Natural Landscapes and public access is covered by (b).
26.79	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	GRZ-S9	Oppose	DELETE GRZ-S9.2.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.
193.9	Chases Gorge Camp Club	GRZ-S9	Oppose	AMEND GRZ-S9 so that it does not apply to the Chases Gorge Camp Club properties.	<ul style="list-style-type: none"> Submitter opposes the standard as it would potentially impact on existing houses at the Chases Gorge Camp Club site.
217.136	Cato Bolam Consultants Limited	GRZ-S9	Support	RETAIN GRZ-S9. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
315.169	Horizon Surveying & Land Development	GRZ-S9	Support	RETAIN GRZ-S9.	<ul style="list-style-type: none"> No reasons provided.
322.26	Kāinga Ora - Homes and Communities	GRZ-S10	Oppose	DELETE GRZ-S10. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> Building setback from rail corridors should be managed by designations initiated by the relevant requiring authority and not as a district plan standard.
217.137	Cato Bolam Consultants Limited	GRZ-S10	Support	RETAIN GRZ-S10. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
315.170	Horizon Surveying & Land Development	GRZ-S10	Support	RETAIN GRZ-S10.	<ul style="list-style-type: none"> No reasons provided.
223.3	KMA IQ Trustee Limited	GRZ-S11	Amend	AMEND GRZ-S2 Height to increase the maximum height of accessory buildings to 10m AND RETAIN GRZ-S2 which establishes a maximum height of buildings and structures at 10m above ground level.	<ul style="list-style-type: none"> There is no reason to restrict the height of accessory buildings to 5m.
308.67	Fire and Emergency New Zealand	GRZ-S11	Amend	AMEND GRZ-S11, as follows: GRZ-S11 Services 1. Activities requiring a supply of water, or the treatment and disposal of stormwater or wastewater, shall: a. Be connected to a Council reticulated system where available for water supply, wastewater, or stormwater disposal; or b. Where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site. 2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. AND Any other consequential amendments required to give effect to this new standard.	<ul style="list-style-type: none"> Refer to section 1.2.1 of submission for reasons why amendment is sought. Standard is supported to the extent that all activities that require water shall be connected to a Council reticulated system where available for water supply; or where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site.
217.129	Cato Bolam Consultants Limited	GRZ-S11	Support	RETAIN GRZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.

Proposed Kaipara District Plan
Summary of Submissions for the topic of: General Residential Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
217.138	Cato Bolam Consultants Limited	GRZ-S11	Support	RETAIN GRZ-S11. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
223.2	KMA IQ Trustee Limited	GRZ-S11	Support	RETAIN GRZ-S1 Building coverage of 50% as notified.	<ul style="list-style-type: none"> This standard provides the ability to appropriately develop a site for residential purposes while at the same time ensuring an open space character and high level of amenity for occupants is provided.
315.164	Horizon Surveying & Land Development	GRZ-S11	Support	RETAIN GRZ-S2.	<ul style="list-style-type: none"> No reasons provided.
315.171	Horizon Surveying & Land Development	GRZ-S11	Support	RETAIN GRZ-S11.	<ul style="list-style-type: none"> No reasons provided.