

## **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](mailto: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: Natural Environment (Strategic Direction)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
121.4	Amanda (Mandy) Harris	General	Amend	<b>ADD</b> text in the Natural Environment chapter recognising the degraded state of the Kaiwaka River and the role of wastewater in its decline.	<ul style="list-style-type: none"> <li>The existing council-managed wastewater treatment pond in Kaiwaka is degraded and no longer fit for purpose. It lacks the capacity and resilience to manage current flows, let alone the increased load anticipated from proposed zoning changes. The Plan's omission of any infrastructure upgrade contradicts its own growth objectives and exposes the community to escalating environmental and health risks.</li> <li>Climate change is intensifying rainfall and flooding events, leading to frequent overflows and leakage from the treatment pond into the Kaiwaka River. This contamination poses serious risks to ecosystems, public health and Māori cultural values.</li> <li>The Proposed District Plan promotes higher-density residential and commercial development in Kaiwaka's town centre, yet fails to provide for the infrastructure necessary to support this growth. This disconnect undermines the principles of integrated planning and sustainable development.</li> <li>While a full upgrade is staged in the Long-Term Plan, the District Plan should enable interim, scalable solutions that reduce environmental harm and build resilience. Including constructed wetlands, decentralised anaerobic digestion systems, community scale modular treatment units.</li> </ul>
149.7	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> a new Strategic Direction - Natural Environment objective (SD-NE-O4) as follows: <u>Subdivision, use and development is managed so the health and well-being of water bodies, freshwater ecosystems, and coastal water quality are maintained and improved (where degraded).</u> AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter considers that additional Strategic Direction - Natural Environment objectives are required in order to give effect to the National Policy Statement for Freshwater Management, New Zealand Coastal Policy Statement and National Policy Statement for Indigenous Biodiversity. The objective proposed recognises the interconnectedness of subdivision, land use and development, and the wellbeing of the natural environment. Notably, the health and wellbeing of freshwater bodies and ecosystems, coastal waters and indigenous biodiversity.</li> <li>These new objectives should relate to: <ul style="list-style-type: none"> <li>the health and wellbeing of water bodies and freshwater ecosystems;</li> <li>coastal water quality;</li> <li>increasing indigenous biodiversity cover;</li> <li>natural environment resilience to climate change.</li> </ul> </li> </ul>
149.8	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> a new Strategic Direction - Natural Environment objective (SD-NE-O5) as follows: <u>Our indigenous vegetation cover increases in our urban and non-urban environments.</u> AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter considers that additional Strategic Direction - Natural Environment objectives are required in order to give effect to the National Policy Statement for Freshwater Management, New Zealand Coastal Policy Statement and National Policy Statement for Indigenous Biodiversity. The objective proposed recognises the interconnectedness of subdivision, land use and development, and the wellbeing of the natural environment. Notably, the health and wellbeing of freshwater bodies and ecosystems, coastal waters and indigenous biodiversity.</li> <li>These new objectives should relate to: <ul style="list-style-type: none"> <li>the health and wellbeing of water bodies and freshwater ecosystems</li> <li>coastal water quality</li> <li>increasing indigenous biodiversity cover</li> <li>natural environment resilience to climate change.</li> </ul> </li> </ul>
149.9	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> a new Strategic Direction - Natural Environment objective (SD-NE-O6) as follows: <u>Our indigenous species are resilient to the effects of climate change and natural adjustments of habitats, species and ecosystems to the changing climate are supported.</u> AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter considers that additional Strategic Direction - Natural Environment objectives are required in order to give effect to the Freshwater Management, New Zealand Coastal Policy Statement and National Policy Statement for Indigenous Biodiversity. The objective proposed recognises the interconnectedness of subdivision, land use and development, and the wellbeing of the natural environment. Notably, the health and</li> </ul>

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					<p>wellbeing of freshwater bodies and ecosystems, coastal waters and indigenous biodiversity.</p> <ul style="list-style-type: none"> <li>These new objectives should relate to: <ul style="list-style-type: none"> <li>the health and wellbeing of water bodies and freshwater ecosystems</li> <li>coastal water quality</li> <li>increasing indigenous biodiversity cover</li> <li>natural environment resilience to climate change.</li> </ul> </li> </ul>
216.46	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	<p><b>ADD</b> a map of Significant Natural Areas to the Proposed District Plan after undertaking an assessment.</p> <p>AND</p> <p><b>ADD</b> a full suite of provisions related to the natural environment which work together and achieve the outcomes required by the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management.</p>	<ul style="list-style-type: none"> <li>The plan does not give effect to the relevant National Policy Statements (specifically the NPS IB and NPS FW).</li> <li>The plan must map SNA now, otherwise the Plan may not be appropriately drafted to achieve the outcomes of the NPS IB.</li> <li>All plan provisions need to be considered holistically, and the interrelationships between provisions assessed to ensure that the mapping and related provisions work together to achieve required outcomes.</li> </ul>
136.35	Federated Farmers of New Zealand (Inc) - Northland Province	General	Support	<p><b>ADD</b> a new strategic objective for the natural environment that addresses the balancing of the productive use of land with amenity values. Potential wording could be:</p> <p><u>Objective SD-XX-0X Balancing Productive Use and Amenity Values</u></p> <p><u>The use and development of land and resources are managed in a way that:</u></p> <p><u>1. supports the efficient and productive use of land and resources; and</u></p> <p><u>2. recognises and provides for the community's ability to enjoy the natural environment, including its open spaces, landscape character, and amenity values;</u></p> <p><u>so that a fair and enduring balance is achieved between environmental protection, economic opportunity, and social wellbeing, for the benefit of both current and future generations.</u></p> <p>OR</p> <p>Wording with similar intent and effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> <li>The submitter supports the inclusion of an objective that deals with managing the potential conflicts between enabling primary production in rural areas, and the protection of natural character, landscapes, features and ecosystems.</li> </ul>
149.133	Royal Forest and Bird Protection Society of New Zealand Incorporated	SD-NE-01	Amend	<p><b>AMEND</b> SD-NE-01 as follows:</p> <p>Indigenous biodiversity is, <u>including indigenous vegetation, ecosystems, indigenous species and their habitats, are</u> protected, maintained and or-enhanced.</p> <p>AND</p> <p><b>ADD</b> the activities from which indigenous biodiversity should be protected from (i.e., subdivision, land use and development) to SD-NE-01.</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> <li>The submitter supports an indigenous biodiversity objective being included but is concerned with the use of "or" within the provision. "Or" indicates an option, i.e., that only one of the outcomes is sufficient. It is requested that "or" is replaced with "and" to ensure the intent behind SD-NE-01 is not undermined and to provide clarity regarding the outcomes sought.</li> <li>The submitter also considers that the objective should list the things that contribute to indigenous biodiversity and include those activities from which indigenous biodiversity should be protected.</li> </ul>
217.14	Cato Bolam Consultants Limited	SD-NE-01	Amend	<p>No specific decision requested; however the submission supports in part SD-NE-01.</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"> <li>The submitter supports the intent of this objective, but seeks amendments as the objective is not supported by the Proposed District Plan rules, in particular rule SUB-R4 which enables allotments with a minimum net site area (excluding access legs) of 4,000m<sup>2</sup> and seems to not support SD-NE-01 which therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity.</li> <li>The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.</li> </ul>
217.193	Cato Bolam Consultants Limited	SD-NE-01	Amend	<p><b>AMEND</b> the Proposed District Plan to favour and encourage ecological benefit for rural subdivision instead of non-ecological benefit subdivisions.</p>	<ul style="list-style-type: none"> <li>The proposed General rural zone subdivision rule enabling allotments with a minimum net site area (excluding access legs) of 4,000m<sup>2</sup> seems to not support SD-NE-01 and therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids,</li> </ul>

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					remedies or mitigates adverse effects on indigenous biodiversity.
217.194	Cato Bolam Consultants Limited	SD-NE-01	Amend	<b>ADD</b> transferable title subdivision in creating donor sites in General rural zone and enable subdivision in Rural lifestyle zone.	<ul style="list-style-type: none"> <li>The proposed General rural zone subdivision rule enabling allotments with a minimum net site area (excluding access legs) of 4,000m<sup>2</sup> seems to not support SD-NE-01 and therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity.</li> </ul>
332.11	Northland Regional Council	SD-NE-01	Amend	<b>AMEND</b> SD-NE-01 as follows: Indigenous biodiversity is protected, maintained <del>or</del> <u>and</u> enhanced so that there is at least no overall loss in indigenous biodiversity.	<ul style="list-style-type: none"> <li>The submitter supports Natural Environment Strategic Objectives insofar as they reflect the Northland Regional Policy Statement (NRPS) policy direction and requests amendment to achieve no-net-loss and a net gain of biodiversity where practicable in accordance with the NRPS.</li> </ul>
248.16	Journeys End Limited	SD-NE-01	Support	<b>RETAIN</b> SD-NE-01 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> <li>Submitter supports direction.</li> </ul>
263.7	Daytona Trust	SD-NE-01	Support	<b>RETAIN</b> SD-NE-01. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
289.7	Tappenden Holdings Limited	SD-NE-01	Support	<b>RETAIN</b> SD-NE-01. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
300.9	Bream Tail Residents Association Incorporated	SD-NE-01	Support	<b>RETAIN</b> SD-NE-01. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
304.36	Director General of Conservation	SD-NE-01	Support	<b>RETAIN</b> SD-NE-01 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>Supports SD-NE-01 as it gives effect to objective 2.1 of the National Policy Statement for Indigenous Biodiversity.</li> </ul>
149.6	Royal Forest and Bird Protection Society of New Zealand Incorporated	SD-NE-02	Amend	<b>AMEND</b> SD-NE-02 as follows: Coastal environment, <u>water bodies and their margins</u> The natural character of the coastal environment, <u>wetlands, lakes and rivers and their margins</u> <del>are</del> <u>is</u> preserved, <u>restored</u> and protected from inappropriate subdivision, use and development. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Section 6(a) requires that the preservation of natural character extends to wetlands, lakes, rivers, waterbody margins and the coastal environment. As proposed, SD-NE-02 only relates to natural character within the coastal environment. Therefore, all areas of natural character included in s6(a) are not recognised nor provided for.</li> <li>Section 7(f) requires particular regard to be given by Council to the maintenance and enhancement of the environment. NPS-FM and NZCPS seek the management of freshwater to ensure the health and wellbeing of freshwater waterbodies and ecosystems. Moreover, Policy 14 of the NZCPS requires that Councils promote the restoration or rehabilitation of natural character within the coastal environment. As proposed, SD-NE-02 only mentions preservation and protection.</li> <li>The submitter requests that this objective is amended in order to give effect to s6 and 7 of the Resource Management Act and relevant NPS.</li> </ul>
217.15	Cato Bolam Consultants Limited	SD-NE-02	Support	<b>RETAIN</b> SD-NE-02. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.</li> </ul>
263.8	Daytona Trust	SD-NE-02	Support	<b>RETAIN</b> SD-NE-02. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
289.8	Tappenden Holdings Limited	SD-NE-02	Support	<b>RETAIN</b> SD-NE-02. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>

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300.10	Bream Tail Residents Association Incorporated	SD-NE-02	Support	<b>RETAIN</b> SD-NE-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
304.37	Director General of Conservation	SD-NE-02	Support	<b>RETAIN</b> SD-NE-O2 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>Supports SD-NE-O2 as it aligns with Policy 2 of the New Zealand Coastal Policy Statement and Section 6(a) Resource Management Act.</li> </ul>
332.60	Northland Regional Council	SD-NE-02	Support	<b>RETAIN</b> NE-O2 to the extent it reflects the Regional Policy Statement policy direction.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
136.34	Federated Farmers of New Zealand (Inc) - Northland Province	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>Submitter supports the objective.</li> </ul>
217.16	Cato Bolam Consultants Limited	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.</li> </ul>
263.9	Daytona Trust	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
289.9	Tappenden Holdings Limited	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
300.11	Bream Tail Residents Association Incorporated	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
304.38	Director General of Conservation	SD-NE-03	Support	<b>RETAIN</b> SD-NE-O3 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>Supports SD-NE-O3 as it recognises and provides for Section 6(b) Resource Management Act.</li> </ul>
332.61	Northland Regional Council	SD-NE-03	Support		<ul style="list-style-type: none"> <li><b>RETAIN</b> NE-O3 to the extent it reflects the Regional Policy Statement policy direction.</li> </ul>