

## **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 Hazards and Resilience (Strategic Direction)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
119.6	Amanda (Mandy) Harris	General	Amend	<b>AMEND</b> the Natural Hazards chapter to include stormwater management provisions.	<ul style="list-style-type: none"> <li>The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025.</li> <li>Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development.</li> <li>Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management.</li> <li>These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience.</li> <li>Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment.</li> <li>Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua.</li> <li>Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive.</li> <li>Extreme weather and rising groundwater levels are already impacting infrastructure resilience:</li> <li>Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025.</li> <li>Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters.</li> <li>Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage.</li> <li>Insurance risks are climbing, with some properties potentially becoming uninsurable</li> <li>Recent events underscore the urgent need for improved infrastructure:</li> <li>The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour.</li> <li>Urban development along SH1 has intensified runoff and pollutant loading.</li> <li>Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River.</li> <li>Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance</li> <li>Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to:</li> <li>Reduce runoff velocity and volume.</li> <li>Filter contaminants before they reach the river.</li> <li>Mitigate future leakage from the wastewater plan.</li> <li>The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.</li> </ul>
122.4	Amanda (Mandy) Harris	General	Amend	<b>ADD</b> a policy to the Natural Hazards chapter that Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaption within areas identified as vulnerable to climate change effects unless it has first obtained formal input from: <ol style="list-style-type: none"> <li>A qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and</li> <li>A representative of mana whenua with ancestral ties to the affected land or waterway.</li> </ol> AND	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>

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				<b>ADD</b> a new rule to the Natural Hazards chapter that the provision shall apply to all decisions involving: <ol style="list-style-type: none"> <li>Infrastructure projects exceeding \$500,000 in value;</li> <li>Subdivisions of 10 or more lots; and</li> </ol> Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive or culturally sensitive.	
283.4	Northpower Limited and Northpower Fibre Limited	General	Amend	<b>ADD</b> direction within the Strategic Direction for natural hazards, and amendments to the Natural Hazards chapter to reflect this. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>There is a disconnect between the Strategic Direction for natural hazards and the objectives and policies of the Natural Hazards chapter.</li> <li>It is necessary to allow for the operation, maintenance, repair and upgrading of existing infrastructure in areas subject to natural hazards when there is an operational or functional need for it to be there.</li> </ul>
216.47	Cabra Mangawhai Ltd & Pro Land Matters Ltd	SD-NH-01	Amend	<b>AMEND</b> the SD-NH-01 to read as an objective, not a policy AND <b>ADD</b> policies to guide how SD-NH-01 will be achieved.	<ul style="list-style-type: none"> <li>The objective as it is currently worded reads like a policy.</li> <li>Policies need to be provided to support how the objective will be achieved.</li> </ul>
255.2	P McDermott	SD-NH-01	Amend	<b>ADD</b> the following new clauses to SD-NH-01: <ol style="list-style-type: none"> <li>Areas subject to predictable natural hazard risks are identified;</li> <li>The risks from natural hazards are taken into account for all new subdivision, use and development;</li> <li>The maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and</li> <li><u>Require new infrastructure to be capable of withstanding a one in 50-year ARI flood;</u></li> <li><u>Provision for works by way of hard and soft engineering to provide protection to communities, activities, and amenities from the direct effects of flooding and its effects; and</u></li> <li>Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events</li> </ol> OR <b>ADD</b> the following new clauses to SD-NH-01: <ol style="list-style-type: none"> <li>Areas subject to predictable natural hazard risks are identified;</li> <li>The risks from natural hazards are taken into account for all new subdivision, use and development;</li> <li>The maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and</li> <li><u>Require new infrastructure to be capable of withstanding a one in 50-year ARI flood;</u></li> <li><u>Provision for works by way of hard and soft engineering to provide protection to communities, activities, and amenities from the direct effects from natural hazards and their effects; and</u></li> <li>Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events.</li> </ol>	<ul style="list-style-type: none"> <li>There will be an increased need for defensive structures and for the provision of extensive areas for holding and managing floodwaters in flood prone areas.</li> </ul>
292.22	Transpower New Zealand Limited	SD-NH-01	Amend	<b>AMEND</b> SD-NH-01.3. as follows: ... 3. The <del>development</del> , maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and ... AND <b>RETAIN</b> reference to "new" in SD-NH-01.2. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>The reference to infrastructure assets should allow for the development of those assets as new infrastructure may be constructed in future.</li> </ul>
26.5	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth	SD-NH-01	Support	<b>RETAIN</b> SD-NH-01 as notified. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> <li>The objective appropriately provides a suitable framework for considering necessary infrastructure in hazard areas.</li> </ul>

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Group LP and One NZ				
212.6	BA & JK Paton Ltd	SD-NH-01	Support	<b>RETAIN</b> SD-NH-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
217.17	Cato Bolam Consultants Limited	SD-NH-01	Support	<b>RETAIN</b> SD-NH-O1. 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>
287.29	Silver Fern Farms	SD-NH-01	Support	<b>RETAIN</b> SD-NH-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> <li>Appropriate to anticipate the mitigation of natural hazard risks.</li> </ul>
308.9	Fire and Emergency New Zealand	SD-NH-01	Support	<b>RETAIN</b> SD-NH-O1 as notified.	<ul style="list-style-type: none"> <li>Fire and Emergency has additional functions under the Fire and Emergency New Zealand Act 2017 to respond to weather events, natural hazard events and disasters. Fire and Emergency's Risk Reduction Strategy 2019–2029 states that reducing risk is the single most effective mechanism to protect people, property and environment. As well as preventing incidents occurring in the first place, reducing the frequency of incidents, and mitigating the impacts of an emergency are also core risk reduction interventions. Fire and Emergency therefore supports this objective</li> </ul>