

## **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:

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
149.67	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p><b>ADD</b> a new policy to the Public Access chapter to establish where and under what circumstances public access will be restricted to:</p> <ul style="list-style-type: none"> <li>Protect indigenous biodiversity values;</li> <li>Protect threatened indigenous species;</li> <li>Protect sensitive natural areas or habitats; and</li> <li>Avoid harm to ecological systems or to indigenous flora and fauna.</li> </ul> <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 seeks a new Public Access policy for those circumstances where public access should be restricted to protect indigenous threatened species or sensitive natural areas.</li> </ul>
265.6	Environmental Defence Society Incorporated	General	Amend	<p><b>AMEND</b> the Public Access chapter to give effect to national direction and regional planning instruments.</p> <p>AND</p> <p><b>RETAIN</b> the integrity of natural environment mapping (inferred).</p> <p>AND</p> <p><b>AMEND</b> relevant objectives, policies, rules and standards to ensure planning outcomes are achieved which will not jeopardise the integrity of Kaipara's natural environment.</p> <p>AND</p> <p>Any similar, consequential or alternative relief as is necessary to address the issues raised.</p>	<ul style="list-style-type: none"> <li>The submitter opposes the Public Access chapter in part as it does not include mapped areas of significant indigenous vegetation and significant habitats of indigenous fauna - contrary to the National Policy Statement for Indigenous Biodiversity (NPS-IB) and the National Policy Statement for Freshwater Management. It is noted that the NPS-IB states that each territorial authority must undertake a district-wide assessment to identify area of significant indigenous vegetation or significant habitat of indigenous fauna that qualify as Significant Natural Areas (SNAs). This has not been done, and, without SNA mapping, the submitter does not consider it is possible to determine whether the Proposed District Plan gives effect to national direction or achieves the purpose of the Resource Management Act.</li> <li>Relying on future plan changes is not a solution. Rather, NPS-IB requirements should be incorporated into the Proposed District Plan now to enable the drafting of associated objectives, policies, rules and standards to ensure SNA's can be identified, protected, managed and restored (as required by National Planning Standards chapter 7, para 19). The same goes in regard to the National Policy Statement for Freshwater Management 2020 (NPS-FM).</li> <li>The submitter notes that a series of other natural environment features are mapped within the Proposed District Plan and this is supported. This includes Outstanding Natural Landscapes, Outstanding Natural Features, High Natural Character and Outstanding Natural Character. However, it is integral that these features should continue to be protected and not be diminished (unless they no longer meet the required threshold).</li> <li>The submitter requests that the Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes chapters are re-drafted to give effect to national direction and the Resource Management Act. Within these chapters, the following issues need to be considered:</li> <li>Subdivision needs to be referred to alongside use and development.</li> <li>Regulatory thresholds should be strengthened.</li> <li>Activity statuses need to be 'ratcheted up'.</li> <li>Provision for earthworks and indigenous vegetation clearance should not be annually.</li> <li>Matters of control and discretion should provide for the protection, management and restoration of indigenous biodiversity and outstanding landscapes and features.</li> <li>The omissions in Proposed District Plan framework risk the loss of important natural values which require protection for future generations.</li> <li>The submitter suggests that provisions the same or similar to Auckland Council's natural environment mapping are included within the Proposed District Plan (provided in Attachment 1 of the submission).</li> </ul>
294.5	Birt & Currie Surveyors Limited	General	Amend	<p><b>AMEND</b> purpose and/or mapping of the Esplanade Priority Areas to ensure all identified areas are desired to be acquired by Council.</p>	<ul style="list-style-type: none"> <li>There are 3 purposes for esplanades. In some cases all 3 are relevant/desired. In others, it is not desirable to include all 3. One case might be where a qualifying water margin had very high conservation/ecological values and it was not</li> </ul>

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					appropriate for the area to be used for recreation purposes. Some of the esplanade priority areas identified in the planning maps may need to have their purpose truncated. Council should put its resourcing into acquiring the esplanade priority areas.
99.14	Venessa Anich	Overview	Amend	<b>ADD</b> to the Overview Statement for the Public Access chapter acknowledgement that users of unformed legal roads can be walking, cycling and horse riders.	<ul style="list-style-type: none"> <li>Kaipara District has an abundance of unformed legal roads and this roading network is a valuable asset for these types of transport.</li> </ul>
149.65	Royal Forest and Bird Protection Society of New Zealand Incorporated	Overview	Amend	<b>ADD</b> text to the Overview to the the Public Access chapter which relates to restricting public access in the Coastal Environment where required, in accordance with Policies 19 and 20 of the New Zealand Coastal Policy Statement. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Policies 19 and 20 of the New Zealand Coastal Policy Statement recognise that public access may need to be restricted in some cases. The submitter considers that the Overview should include this recognition.</li> </ul>
136.89	Federated Farmers of New Zealand (Inc) - Northland Province	Overview	Support	<b>ADD</b> to the Overview of the Public Access chapter as follows: <u><b>Note: The public access provisions in the District Plan do not override other legal requirements, including the legal rights of landowners in relation to access, and in relation to health and safety matters. Public access over private land is only available where permission is given by the landowner.</b></u> OR Words to similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter requests that greater clarity is provided for in the District Plan that the provisions relating to public access do not override other legal requirements, including the legal rights of landowners in relation to access, and in relation to health and safety matters.</li> <li>Many rural landowners, particularly coastal or riparian margin landowners, have encounters with unwelcome trespassers, some with dogs, that are disruptive to their farming operations, create security issues for themselves and their stock, have put themselves into dangerous situations or created nuisance effects like littering or human waste.</li> <li>It is appropriate and legal to limit access across private property when this access will be unsafe or will disrupt farming activities, such as when tree felling or earthmoving is occurring, or during harvest or lambing activities.</li> </ul>
354.1	Mangawhai Tracks Charitable Trust	PA-O1	Amend	<b>AMEND</b> the Public Access provisions of the Proposed District Plan (including PA-O1) to encompass the Lincoln Downs recreation reserve.	<ul style="list-style-type: none"> <li>Public access to the Lincoln Downs reserve needs to be accommodated in the Proposed District Plan.</li> <li>It is of significance to not just Kaipara but the whole of the Northland region.</li> <li>The lack of access to such an area is as important, if not more important than current constraints on coastal areas and water bodies.</li> </ul>
217.45	Cato Bolam Consultants Limited	PA-O1	Support	<b>PROVIDE</b> clarification of the criteria used in PA-O1 to identify key linkages to the coastal marine area, rivers and lakes as Esplanade Priority Areas. 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>
267.15	Northland Fish and Game Council	PA-O1	Support	<b>RETAIN</b> PA-O1 as notified.	<ul style="list-style-type: none"> <li>Supports this policy directive and associated rules.</li> </ul>
149.66	Royal Forest and Bird Protection Society of New Zealand Incorporated	PA-O2	Amend	<b>AMEND</b> PA-O2 as follows: Public access does not adversely affect the values of sensitive environments, such as the coastal environment, High Natural Character Areas, Outstanding Natural Character Areas, Outstanding Natural Landscapes, Outstanding Natural Features and Sites and Areas of Significance to Māori. <u>Where it does, public access is restricted.</u> AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter supports the intent of PA-O2 but requires clarification that, in some cases, access must be restricted in order to avoid adverse effects on sensitive environments. Clarity is sought to improve the Proposed District Plan's effectiveness.</li> </ul>
212.13	BA & JK Paton Ltd	PA-O2	Support	<b>RETAIN</b> PA-O2. 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>
217.46	Cato Bolam Consultants Limited	PA-O2	Support	<b>RETAIN</b> PA-O2. 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>

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212.12	BA & JK Paton Ltd	PA-P1	Amend	<b>PROVIDE</b> clarification on the criteria used to identify key linkages to the coastal marine area, rivers and lakes as Esplanade Priority Areas. Submission supports in part PA-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>
212.14	BA & JK Paton Ltd	PA-P1	Amend	<b>ADD</b> a definition or assessment criteria for "practicality", including topography, cultural constraints, ecological sensitivity, or existing access provisions in the context of the word used in PA-P1. AND <b>AMEND</b> to only apply PA-P1 post-subdivision, or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>'Practical' is not defined which will potentially lead to inconsistent or overly discretionary application by Council.</li> <li>The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips prior to subdivision occurring.</li> <li>This limits land use and development without compensation or subdivision taking place.</li> <li>This may affect existing use rights and land value.</li> </ul>
284.20	New Zealand Defence Force	PA-P1	Amend	<b>AMEND</b> PA-P1 to specifically provide for public access restrictions where appropriate e.g., for health and safety reasons, or reasons which would conflict with defence activities / temporary military training activities. OR <b>ADD</b> a new policy to the Public Access chapter which provides for public access to be excluded from areas for health and safety reasons, or reasons which would conflict with defence activities / temporary military training activities as follows: <u>PA-P3 Restriction of public access</u> <u>Only allow restriction of public walking access to, along and adjacent to the coastal marine area where the restriction is necessary to:</u> <u>...[including any other reasons as necessary]</u> <u>a. Protect public health or safety, or</u> <u>b. Provide for temporary activities or special events, or</u> <u>c. Provide for the safe and efficient operation of regionally significant infrastructure, or</u> <u>d. Address other exceptional circumstances sufficient to justify the restriction.</u> OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> <li>Public access may need to be restricted at times, such as during activities undertaken by NZDF.</li> </ul>
217.47	Cato Bolam Consultants Limited	PA-P1	Support	<b>ADD</b> a definition or assessment criteria for 'practicality', including topography, cultural constraints, ecological sensitivity, or existing access provisions. This request is in context of PA-O1. AND <b>AMEND</b> PA-P1 to ensure the policy only applies post-subdivision, or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>'Practical' is not defined, potentially leading to inconsistent or overly discretionary application by Council.</li> <li>The Proposed District Plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips, even before subdivision occurs. This limits land use and development without compensation or subdivision taking place and could affect existing use rights and land value.</li> </ul>
349.12	WS & R Smellie and McConaughy Family Trusts	PA-P1	Support	<b>RETAIN</b> PA-P1, particularly the emphasis on 'practical access'.	<ul style="list-style-type: none"> <li>An Esplanade Priority Area is identified around the submitter's property. Submitter supports the principle of public access around the coast but notes that the land at this location is quite steep and may not lend itself to public access in all forms. Therefore the emphasis on 'practical access' is supported.</li> </ul>
212.15	BA & JK Paton Ltd	PA-P2	Amend	<b>ADD</b> a definition or assessment criteria for "practicality", including topography, cultural constraints, ecological sensitivity, or existing access provisions in the context of PA-P2. AND <b>AMEND</b> to only apply PA-P2 post-subdivision or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>While PA-O2 and PA-P2 acknowledge the risks of public access on sensitive environments, the actual mechanisms to mitigate or restrict access in these areas are vague or missing.</li> </ul>

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304.95	Director General of Conservation	PA-P2	Amend	<b>AMEND</b> PA-P2 to give effect to Policies 13 and 15 of the New Zealand Coastal Policy Statement, and to recognise and provide for section 6(c) of the Resource Management Act. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>PS-P2 fails to give effect to Policies 13 and 15 of the New Zealand Coastal Policy Statement regarding the avoidance of adverse effects on activities and natural character within the coastal environment. Moreover, PA-P2 does not recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as per s6(c) Resource Management Act.</li> </ul>
217.48	Cato Bolam Consultants Limited	PA-P2	Support	<b>ADD</b> a definition or assessment criteria for 'practically', including topography, cultural constraints, ecological sensitivity, or existing access provisions. AND <b>AMEND</b> PA-P2 so the policy only applies post-subdivision or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> <li>While PA-O2 and PA-P2 acknowledge the risks of public access on sensitive environments, the actual mechanisms to mitigate or restrict access in these areas are vague or missing.</li> </ul>