

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: Rural lifestyle zone

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
101.1	Oliver Prater	General	Amend	RETAIN the approach to concentrate Rural lifestyle zone around existing settlements, preserving productive farmland further away from the settlements from being subdivided into non-productive lots.	<ul style="list-style-type: none"> The submitter supports the Council's proposal to locate Rural lifestyle zone near existing settlements. And keeping General rural zone "productive farmland further away from settlements and from being subdivided into non-productive lots."
222.13	Kaipara District Council	General	Amend	ADD a new rule to the Rural lifestyle zone as follows: <u>RLZ-RX Demolition of a building</u> 1. <u>Activity status: Permitted</u> 2. <u>Activity Status when compliance not achieved: Not applicable</u>	<ul style="list-style-type: none"> To permit the demolition of a building within the Rural lifestyle zone to be consistent with other zones.
222.27	Kaipara District Council	General	Amend	ADD a new permitted activity rule for the relocation of buildings with appropriate standards for the Rural lifestyle zone to be achieved. Activity status when compliance is not achieved is to be Restricted Discretionary. AND Any Consequential amendments.	<ul style="list-style-type: none"> As notified, the Rural lifestyle zone does not have a permitted activity for the relocation of buildings. There needs to be consistency of this rule with other zone chapters i.e. General residential zone.
271.1	Holyoake Construction Limited	General	Amend	ADD a new policy to the Rural lifestyle zone equivalent to GRUZ-P6 'Limited Communal Housing Opportunities' as follows: <u>RLZ-P5 – Limited communal housing opportunities</u> 1. <u>Provide for limited housing opportunities in the Rural lifestyle zone to enable people to live communally where:</u> a. <u>There is a clear relationship between Māori and their ancestral land where Papakainga housing is proposed; or</u> b. <u>Reverse sensitivity effects on primary production activities are avoided.</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> There is no recognition or provision for Papakainga housing within Rural lifestyle zone provisions. The submitter is seeking inclusion of a policy equivalent to GRUZ-P6 to ensure there is provision for Papakainga housing within the Rural lifestyle zone.
271.2	Holyoake Construction Limited	General	Amend	ADD a new rule to the Rural lifestyle zone equivalent to GRUZ- R11 "Papakainga Housing" as follows: <u>RLZ-RX – Papakainga housing</u> <u>Activity status: Restricted Discretionary</u> <u>Where:</u> 1. <u>The activity is undertaken on either:</u> a. <u>General title land owned by Māori as defined in Te Ture Whenua Māori Act 1993; or</u> b. <u>Land transferred to an Iwi Trust or Authority under Treaty Settlement Legislation; or</u> c. <u>Land that has been converted to Māori freehold land.</u> 2. <u>Activity status when compliance not achieved: Discretionary</u> 3. <u>Matters over which discretion is restricted:</u> a. <u>Demonstration of appropriate</u> b. <u>legal mechanism(s) to ensure that the land is maintained in Whānau ownership;</u> c. <u>Impacts on the transport network and the safe design of site entry and exit;</u> d. <u>Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight;</u> e. <u>Landscaping to mitigate impacts on visual amenity values; and</u> f. <u>Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</u> AND Any further necessary consequential amendments required	<ul style="list-style-type: none"> The Rural lifestyle zone does not recognise or provide for Papakainga housing. Please note that the submitter has not carried over matters of discretion a) and b) as neither is considered relevant, appropriate or necessary in order to manage effects or give effect to the policy.
349.3	WS & R Smellie and McConaughy Family Trusts	General	Amend	ADD a new policy to the Rural lifestyle zone, as follows: <ul style="list-style-type: none"> RLZ-PX Protecting existing established primary production activities in the Rural lifestyle zone from reverse sensitivity effects. Avoid where possible, or otherwise mitigate, reverse sensitivity on existing primary production activities in the Rural lifestyle zone. 	<ul style="list-style-type: none"> Submitter currently experiences reverse sensitivity effects on farming operations from lifestyle developments along Pahi Road. Submitter supports changes to Rural Lifestyle zoning to support growth in Kaipara but considers it is probable that reverse sensitivity effects will escalate until all land in the zone transitions from primary production to rural lifestyle. This will pose problems for existing lawfully established farming activities within the Rural lifestyle zone.

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Summary of Submissions for the topic of: Rural lifestyle zone

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> The submitter's amendments will protect primary production activities from reverse sensitivity effects and ensure that they can continue to operate.
349.4	WS & R Smellie and McConaughy Family Trusts	General	Amend	<p>AMEND the Rural lifestyle zone rules to provide for greater flexibility for residential development on large sites, including RLZ-R2 and RLZ-R3 which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> Submitter notes that 'site' is defined in the Proposed District Plan to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the Proposed District Plan seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the Proposed District Plan and result in less cumulative adverse effects on natural and other values.
349.5	WS & R Smellie and McConaughy Family Trusts	General	Amend	<p>AMEND the Rural lifestyle zone standards to provide for greater flexibility for residential development on large sites, including RLZ-S4 which does not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> Submitter notes that 'site' is defined in the Proposed District Plan to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the Proposed District Plan seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the Proposed District Plan and result in less cumulative adverse effects on natural and other values.
100.3	Fiona Stark	General	Oppose	<p>ADD requirement for public notification for all proposed developments within the Rural lifestyle zone in the Petley Road area.</p> <p>AND</p> <p>No specific decision requested, but submitter requests that each development proposed is assessed individually with regard to its social and environmental impacts.</p>	<ul style="list-style-type: none"> Public notification ensures that residents have the opportunity to be informed and to participate in decisions that may affect their community. Many current residents are actively committed to the restoration of native bush and the health of the harbour. Development should not undermine these ongoing efforts, which contribute significantly to the long-term wellbeing of the area.
161.3	BA and EJ Jones (partnership) and Healing Equine Assisted Activities	RLZ-O1	Amend	<p>AMEND RLZ-O1nd use activities as follows:</p> <p>The Rural lifestyle zone is used predominantly for low density residential activities, and small-scale primary production activities <u>and community facilities</u> that are compatible with the rural lifestyle character and amenity values of the zone.</p>	<ul style="list-style-type: none"> The submitter considers the Rural lifestyle zone an appropriate location for Community Facilities and that the objectives and policies of the zone should also reflect that.
212.58	BA & JK Paton Ltd	RLZ-O1	Support	<p>RETAIN RLZ-O1.</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"> No reasons provided.
217.169	Cato Bolam Consultants Limited	RLZ-O1	Support	<p>RETAIN RLZ-O1.</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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.84	Horizon Surveying & Land Development	RLZ-O1	Support	<p>RETAIN RLZ-O1.</p>	<ul style="list-style-type: none"> No reasons provided.
362.7	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	RLZ-O1	Support	<p>RETAIN RLZ-O1.</p>	<ul style="list-style-type: none"> No reasons provided.

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106.2	Nigel Russell	RLZ-O2	Oppose	No specific decision requested in relation to RLZ-O2 but submission raises concerns that rural lifestyle and amenity value must remain low density in Paparoa area.	<ul style="list-style-type: none"> Submitter is concerned about General residential zoning of Paparoa area and consider that this should remain as Rural lifestyle zoning and Council should look to expand General residential zoning elsewhere in areas such as Maungaturoto and the Dargaville outskirts.
212.59	BA & JK Paton Ltd	RLZ-O2	Support	RETAIN RLZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.170	Cato Bolam Consultants Limited	RLZ-O2	Support	RETAIN RLZ-O2. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.188	Horizon Surveying & Land Development	RLZ-O2	Support	RETAIN RLZ-O2.	<ul style="list-style-type: none"> No reasons provided.
362.16	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	RLZ-O2	Support	RETAIN RLZ-O2.	<ul style="list-style-type: none"> No reasons provided.
349.2	WS & R Smellie and McConaughy Family Trusts	RLZ-O3	Oppose	AMEND RLZ-O3 to increase recognition of and protection to existing lawfully established primary production activities in the Rural lifestyle zone, as follows: Primary production activities in the General rural zone <u>and Rural lifestyle zone</u> Development in the Rural lifestyle zone does not compromise the efficient and effective operation of: 1. <u>Existing primary production activities in the Rural lifestyle zone.</u> 2. Primary production activities in the adjacent General rural zone.	<ul style="list-style-type: none"> Submitter currently experiences reverse sensitivity effects on farming operations from lifestyle developments along Pahi Road. Submitter supports changes to Rural lifestyle zoning to support growth in Kaipara but considers it is probable that reverse sensitivity effects will escalate until all land in the zone transitions from primary production to rural lifestyle. This will pose problems for existing lawfully established farming activities within the Rural lifestyle zone. The submitter's amendments will protect primary production activities from reverse sensitivity effects and ensure that they can continue to operate.
140.116	Horticulture New Zealand	RLZ-O3	Support	RETAIN RLZ-O3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> RLZ-O3 protects primary production from Rural lifestyle zone development.
212.60	BA & JK Paton Ltd	RLZ-O3	Support	RETAIN RLZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.171	Cato Bolam Consultants Limited	RLZ-O3	Support	RETAIN RLZ-O3. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.189	Horizon Surveying & Land Development	RLZ-O3	Support	RETAIN RLZ-O3.	<ul style="list-style-type: none"> No reasons provided.
362.17	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	RLZ-O3	Support	RETAIN RLZ-O3.	<ul style="list-style-type: none"> No reasons provided.
212.61	BA & JK Paton Ltd	RLZ-P1	Support	RETAIN RLZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.172	Cato Bolam Consultants Limited	RLZ-P1	Support	RETAIN RLZ-P1. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.85	Horizon Surveying & Land Development	RLZ-P1	Support	RETAIN RLZ-P1.	<ul style="list-style-type: none"> No reasons provided.
161.4	BA and EJ Jones (partnership) and Healing Equine Assisted Activities	RLZ-P2	Amend	AMEND RLZ-P2 as follows: RLZ-P2 Allow certain competency <u>complimentary facilities</u> and ancillary activities Enable home businesses, and visitor accommodation activities <u>and community facilities</u> , provided they are consistent with the rural lifestyle character and amenity values anticipated in the Rural lifestyle zone.	<ul style="list-style-type: none"> The submitter considers the Rural lifestyle zone an appropriate location for Community Facilities and that the objectives and policies of the zone should also reflect that.
212.62	BA & JK Paton Ltd	RLZ-P2	Support	RETAIN RLZ-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.173	Cato Bolam Consultants Limited	RLZ-P2	Support	RETAIN RLZ-P2. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.190	Horizon Surveying & Land Development	RLZ-P2	Support	RETAIN RLZ-P2.	<ul style="list-style-type: none"> No reasons provided.
212.63	BA & JK Paton Ltd	RLZ-P3	Amend	DELETE PLZ-P3.1 AND ADD a new policy as follows: <u>Limit rural industry, commercial, or industrial activities to small-scale "low-impact rural enterprises"</u> AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the above relief has been sought as rural industry activities are discretionary (RLZ-R8) but discouraged under RLZ-P3. This could stifle legitimate small rural enterprises (e.g. artisan food, honey, workshops) that support local economies and are compatible with lifestyle values.
217.174	Cato Bolam Consultants Limited	RLZ-P3	Amend	DELETE RLZ-P3.1. AND ADD the following policy: <u>Limit rural industry, commercial or industrial activities to small scale "lot-impact rural enterprises"</u> AND any 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested this relief as rural industry and commercial activities are discretionary (RLZ-R8) but discouraged under policies (RLZ-P3). This could stifle legitimate small rural enterprises (e.g. artisan food, honey, workshops) that support local economies and are compatible with lifestyle values.
315.86	Horizon Surveying & Land Development	RLZ-P3	Amend	AMEND RLZ-P3 to allow for appropriate rural industry and commercial activities.	<ul style="list-style-type: none"> Given the inherently rural nature of some of the locations identified as Rural lifestyle zone, rural activities are both existing and appropriate in the Rural lifestyle zone.
267.42	Northland Fish and Game Council	RLZ-P4	Amend	AMEND RLZ-P4 as follows: Avoid where possible, or otherwise mitigate, reverse sensitivity on primary production activities, <u>and recreational activities such as game bird hunting</u> in the General rural zone through: 1. The use of setbacks; and 2. The design of land use development and subdivision.	<ul style="list-style-type: none"> Rural lifestyle zone is often where reverse sensitivity issues occur for recreational hunting, as such the submitter seeks that RLZ-P4 be amended to have this consideration added.
140.117	Horticulture New Zealand	RLZ-P4	Support	RETAIN RLZ-P4 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Provides reverse sensitivity protections for rural zone.
212.64	BA & JK Paton Ltd	RLZ-P4	Support	RETAIN RLZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.175	Cato Bolam Consultants Limited	RLZ-P4	Support	RETAIN RLZ-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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.191	Horizon Surveying & Land Development	RLZ-P4	Support	RETAIN RLZ-P4.	<ul style="list-style-type: none"> No reasons provided.
212.65	BA & JK Paton Ltd	RLZ-R1	Support	RETAIN RLZ-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.176	Cato Bolam Consultants Limited	RLZ-R1	Support	RETAIN RLZ-P1. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.87	Horizon Surveying & Land Development	RLZ-R1	Support	RETAIN RLZ-R1.	<ul style="list-style-type: none"> No reasons provided.
315.88	Horizon Surveying & Land Development	RLZ-R2	Amend	AMEND RLZ-R2 to make allowance for multiple residential units per site if the density provisions are being met.	<ul style="list-style-type: none"> The restriction of one residential unit per site does not take into consideration the larger sites within the Rural lifestyle zone.
212.66	BA & JK Paton Ltd	RLZ-R2	Support	RETAIN RLZ-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.177	Cato Bolam Consultants Limited	RLZ-R2	Support	RETAIN RLZ-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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
212.67	BA & JK Paton Ltd	RLZ-R3	Amend	AMEND The activity status of RLZ-R3.2 (inferred) from a discretionary to restricted discretionary and include matters of discretion (note: submission also refers to RLZ-R2.2), OR AMEND the activity status of RLZ-R3.2 (inferred) from a discretionary to non-complying (note: submission also refers to RLZ-R2.2). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the above relief has been sought as RLZ-R3.2 (inferred) discretionary activity status creates uncertainty as to the matters that will be assessed.
217.178	Cato Bolam Consultants Limited	RLZ-R3	Amend	AMEND the activity status of RLZ-R3.2. to Restricted Discretionary and include Matters of Discretion. (note reference error in submission) OR AMEND the activity status of RLZ-R3.2. to Non-Complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the submitter has sought the above relief as they are of the opinion that RLZ-R3.2 discretionary activity status creates uncertainty over the matters that will be assessed.
222.31	Kaipara District Council	RLZ-R3	Amend	AMEND RLZ-R3 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit.	<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. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m.
363.4	D & P Pirrit	RLZ-R3	Oppose	AMEND RLZ-R3.1.b. to have a maximum size of 70m ² and include garages within the Gross Floor Area calculation.	<ul style="list-style-type: none"> Central Government have recently announced that "granny flats" or minor residential units up to 70m² will not require a Building or RMA consent. Submitter considers that Kaipara District Council should update the Proposed District Plan to reflect this requirement and avoid confusion. Submitter also considers that garages should be included in the calculations for Gross Floor Area as many morph into rooms used for sleeping and other residential activities over time.
315.192	Horizon Surveying & Land Development	RLZ-R3	Support	RETAIN RLZ-R3.	<ul style="list-style-type: none"> No reasons provided.
140.118	Horticulture New Zealand	RLZ-R4	Support	RETAIN RLZ-R4 as notified. AND	<ul style="list-style-type: none"> Provides for horticultural activities that are commonplace in Rural lifestyle zones.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	
212.68	BA & JK Paton Ltd	RLZ-R4	Support	RETAIN RLZ-R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.179	Cato Bolam Consultants Limited	RLZ-R4	Support	RETAIN RLZ-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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.193	Horizon Surveying & Land Development	RLZ-R4	Support	RETAIN RLZ-R4.	<ul style="list-style-type: none"> No reasons provided.
212.69	BA & JK Paton Ltd	RLZ-R5	Amend	ADD the following clauses to RLZ-R5.1: ... <ul style="list-style-type: none"> <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u> <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u> <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u> <u>Heavy vehicle trips must not exceed two per week;</u> <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u> <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u> AND AMEND the activity status of RLZ-R5.2 from discretionary to restricted discretionary and include matters of discretion, OR AMEND the activity status of RLZ-R5.2 from discretionary to non-complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> RLZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities. RLZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.
217.180	Cato Bolam Consultants Limited	RLZ-R5	Amend	ADD the following clauses to RLZ-R5.1.: <ul style="list-style-type: none"> <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u> <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u> <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u> <u>Heavy vehicle trips must not exceed two per week;</u> <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u> <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u> AND AMEND the activity status of RLZ-R5.2. to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of RLZ-R5.2 to Non-Complying. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: RLZ-R5.1 does not manage the scale in terms of the number of persons on site, the number of vehicle movements or retail activities. RLZ-R5.2 discretionary activity status creates uncertainty over the matters that will be assessed.

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140.119	Horticulture New Zealand	RLZ-R5	Support	RETAIN RLZ-R5 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
315.194	Horizon Surveying & Land Development	RLZ-R5	Support	RETAIN RLZ-R5.	<ul style="list-style-type: none"> No reasons provided.
212.70	BA & JK Paton Ltd	RLZ-R6	Amend	AMEND the activity status of RLZ-R6.2 to restricted discretionary and include matters of discretion, OR AMEND the activity status of RLZ-R6.2 from discretionary to non-complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the above relief has been sought as RLZ-R6.2 discretionary activity status creates uncertainty as to the matters that will be assessed.
217.181	Cato Bolam Consultants Limited	RLZ-R6	Amend	AMEND the activity status of RLZ-R6.2. to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of RLZ-R6.2. to Non-Complying.	<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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that RLZ-R6.2. discretionary activity status creates uncertainty over the matters that will be assessed.
315.89	Horizon Surveying & Land Development	RLZ-R6	Amend	DELETE the numeric visitor limit from RLZ-R6.	<ul style="list-style-type: none"> The visitor numbers are already controlled by building standards.
212.71	BA & JK Paton Ltd	RLZ-R7	Support	RETAIN RLZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.182	Cato Bolam Consultants Limited	RLZ-R7	Support	RETAIN RLZ-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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
267.31	Northland Fish and Game Council	RLZ-R7	Support	RETAIN RLZ-R7 as notified.	<ul style="list-style-type: none"> The submitter supports conservation activities as permitted activities.
315.195	Horizon Surveying & Land Development	RLZ-R7	Support	RETAIN RLZ-R7.	<ul style="list-style-type: none"> No reasons provided.
212.72	BA & JK Paton Ltd	RLZ-R8	Amend	AMEND the activity status of RLZ-R8.1 from discretionary to restricted discretionary and include RLZ-R8.1(a)-(d) as matters for discretion. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the above relief has been sought as the RLZ-R8.1 discretionary activity status creates uncertainty as to the matters that will be assessed. Restricted discretionary activity more fitting with proposed changes to RLZ-P3.
217.183	Cato Bolam Consultants Limited	RLZ-R8	Amend	AMEND the activity status of RLZ-R8.1 to Restricted Discretionary and include RLZ-R8.1.a.-d. as Matters of Discretion. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: RLZ-R8.1 discretionary activity status creates uncertainty over the matters that will be assessed. Restricted discretionary activity is more fitting with the proposed changes to RLZ-P3.
222.36	Kaipara District Council	RLZ-R8	Amend	AMEND RLZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule.

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315.196	Horizon Surveying & Land Development	RLZ-R8	Support	RETAIN RLZ-R8.	<ul style="list-style-type: none"> No reasons provided.
161.2	BA and EJ Jones (partnership) and Healing Equine Assisted Activities	RLZ-R9	Amend	AMEND the activity status of RLZ-R9 Community Facility from a discretionary activity to a restricted discretionary activity status with discretion restricted to: <ol style="list-style-type: none"> <u>Rural Lifestyle character and amenity;</u> <u>Design and layout;</u> <u>Transport safety and efficiency;</u> <u>Scale of activity;</u> <u>Hours of operation;</u> <u>Infrastructure servicing; and</u> <u>Outdoor storage.</u> 	<ul style="list-style-type: none"> The submitter considers that the Rural lifestyle zone is an appropriate location for community facilities, provided that certain matters are addressed, and a restricted discretionary status sends that signal. Assessment matters based on GRZ-MAT2 for GRZ-R15 Community Facilities in the General residential zone are considered to be applicable for inclusion in the Rural lifestyle zone.
315.197	Horizon Surveying & Land Development	RLZ-R9	Support	RETAIN RLZ-R9.	<ul style="list-style-type: none"> No reasons provided.
315.198	Horizon Surveying & Land Development	RLZ-R10	Support	RETAIN RLZ-R10.	<ul style="list-style-type: none"> No reasons provided.
315.199	Horizon Surveying & Land Development	RLZ-R11	Support	RETAIN RLZ-R11.	<ul style="list-style-type: none"> No reasons provided.
315.200	Horizon Surveying & Land Development	RLZ-R12	Support	RETAIN RLZ-R12.	<ul style="list-style-type: none"> No reasons provided.
315.201	Horizon Surveying & Land Development	RLZ-R13	Support	RETAIN RLZ-R13.	<ul style="list-style-type: none"> No reasons provided.
315.202	Horizon Surveying & Land Development	RLZ-R14	Support	RETAIN RLZ-R14.	<ul style="list-style-type: none"> No reasons provided.
315.203	Horizon Surveying & Land Development	RLZ-R15	Support	RETAIN RLZ-R15.	<ul style="list-style-type: none"> No reasons provided.
315.204	Horizon Surveying & Land Development	RLZ-R16	Support	RETAIN RLZ-R16.	<ul style="list-style-type: none"> No reasons provided.
315.205	Horizon Surveying & Land Development	RLZ-R17	Support	RETAIN RLZ-R17.	<ul style="list-style-type: none"> No reasons provided.
117.13	Greg Moore	RLZ-R18	Oppose	AMEND RLZ-R18 so that domestic animal boarding and breeding is allowed in rural lifestyle areas, with: <ul style="list-style-type: none"> a curfew on cats to daylight hours and only one free ranging desexed cat per property; and a maximum of 15 dogs over the age of 9 months per property at any one time. 	<ul style="list-style-type: none"> Domestic animal boarding and breeding should be allowed in rural lifestyle areas due to more people being in the area with pets and the increasing demand for animals as companions.
315.206	Horizon Surveying & Land Development	RLZ-R18	Support	RETAIN RLZ-R18.	<ul style="list-style-type: none"> No reasons provided.
117.14	Greg Moore	RLZ-R19	Oppose	AMEND the activity status of communal housing in the Rural lifestyle zone so that it is allowed/not a discretionary activity.	<ul style="list-style-type: none"> Māori have always lived in communal housing. Allowing communal housing in rural lifestyle areas will open the area to both first peoples and immigrants alike.
315.207	Horizon Surveying & Land Development	RLZ-R19	Support	RETAIN RLZ-R19.	<ul style="list-style-type: none"> No reasons provided.
212.73	BA & JK Paton Ltd	RLZ-S1	Amend	AMEND RLZ-S1 to provide for different heights for dwellings and other farming buildings or structures e.g. 9m for dwellings, and their accessory buildings and 12m for other structures. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provision but do not need to be 10m in height in the Rural lifestyle zone.
217.184	Cato Bolam Consultants Limited	RLZ-S1	Amend	AMEND RLZ-S1 to provide different heights for dwellings and other farming buildings or structures (e.g. 9m for dwellings and their accessory buildings and 12m for other structures).	<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 Rural lifestyle zone,

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: Certain rural buildings or structures could be higher than 10m, and Dwellings are included in the provision but do not need to be 10m in height in the Rural lifestyle zone.
315.91	Horizon Surveying & Land Development	RLZ-S1	Amend	AMEND RLZ-S1 to reduce the maximum height from 10m to 8m as a permitted activity.	<ul style="list-style-type: none"> Further height restrictions should be imposed to maintain rural character and visual amenity values.
140.120	Horticulture New Zealand	RLZ-S1	Support	RETAIN RLZ-S1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> A reasonable approach.
140.121	Horticulture New Zealand	RLZ-S2	Amend	ADD the following exemption to RLZ-S2.1.: <u>f. Artificial crop protection and crop support structures</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Activities should be enabled to support primary production (which is enabled in the Rural lifestyle zone).
315.92	Horizon Surveying & Land Development	RLZ-S2	Amend	AMEND setback requirement in RLZ-S2 from 10m from all boundaries to 3m from rear and side yards.	<ul style="list-style-type: none"> The 10m setback requirement of 10m to all boundaries is inconsistent with the Operative and Proposed District Plan rural zone requirements.
212.74	BA & JK Paton Ltd	RLZ-S2	Support	RETAIN RLZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.185	Cato Bolam Consultants Limited	RLZ-S2	Support	RETAIN RLZ-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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
26.81	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	RLZ-S3	Oppose	DELETE RLZ-S3.2.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.
212.75	BA & JK Paton Ltd	RLZ-S3	Support	RETAIN RLZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.186	Cato Bolam Consultants Limited	RLZ-S3	Support	RETAIN RLZ-S3. 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.90	Horizon Surveying & Land Development	RLZ-S3	Support	RETAIN RLZ-S3.	<ul style="list-style-type: none"> No reasons provided.
315.208	Horizon Surveying & Land Development	RLZ-S4 Bu	Support	RETAIN RLZ-S4.	<ul style="list-style-type: none"> No reasons provided.
140.122	Horticulture New Zealand	RLZ-S5 Bu	Amend	AMEND RLZ-S5.1. as follows: All buildings used for sensitive activities are set back at least 300m from the edge of any <u>primary production activity</u> , existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Setbacks from primary production activities need to be provided for otherwise RLZ-S2 setbacks will apply, requiring a 10m site boundary setback for sensitive activities.
212.76	BA & JK Paton Ltd	RLZ-S5	Support	RETAIN RLZ-S4 (inferred as submission states RUZ-S4). AND	<ul style="list-style-type: none"> No reasons provided.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any other relief that is consistent with and/or consequential to the submission.	
217.187	Cato Bolam Consultants Limited	RLZ-S5	Support	RETAIN RLZ-S5. (note reference error in submission) 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 Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.209	Horizon Surveying & Land Development	RLZ-S5	Support	RETAIN RLZ-S5.	<ul style="list-style-type: none"> No reasons provided.
315.210	Horizon Surveying & Land Development	RLZ-S6	Support	RETAIN RLZ-S6.	<ul style="list-style-type: none"> No reasons provided.