

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: Strategic Direction

| Submission point No. | Submitter | Provision | Position | Summary of decision requested | Reasons |
|----------------------|---------------------------------|-----------|----------|--|--|
| 172.2 | A Preston | General | Amend | No specific decision requested, however the submission expresses concern that the Proposed District Plan makes no attempt to do what it can to enable or encourage serious reductions to our greenhouse gas emissions. It needs to ensure our systems and infrastructure are capable of continuing to function in the event of major disruption including the restrict of supply of petrol and diesel. | <ul style="list-style-type: none"> Our civilisation is likely to be disrupted by changes in international geopolitical situations and advances in Artificial Intelligence, and we need to be cognisant of contingencies and our vulnerabilities. |
| 231.4 | S Cullen | General | Amend | AMEND the objectives and policies in the Strategic Direction chapter so that they provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction and so that it cements the intended outcomes for the district. Submitter provides examples of the Mangawhai/Hakaru Managed Growth Area, and SD-VK-O2 which includes strategic direction for industrial activities with no supporting policies and rules in the applicable zones. AND Any necessary consequential amendments. | <ul style="list-style-type: none"> If retained as proposed, it could result in unintended outcomes for the district and weak policy framework which can be readily eroded. The Strategic Direction is fundamental to the tone and direction of the Proposed District Plan, and there is a degree of disconnect between the Strategic Direction chapter and the outcomes sought through the provisions within the plan. |
| 237.17 | K P Dreadon Limited | General | Amend | ADD the following new clause to SD-P1: <u>(6) enabling innovative environmental management mechanisms, including transferable development rights frameworks, that deliver coordinated restoration and enhancement outcomes at a landscape scale.</u> | <ul style="list-style-type: none"> The current wording does not sufficiently enable innovative environmental mechanisms such as transferable development rights that deliver landscape-scale restoration. |
| 247.1 | Foodstuffs North Island Limited | General | Amend | AMEND the Strategic Direction chapter to include policies to achieve the objectives. AND Any necessary consequential amendments. | <ul style="list-style-type: none"> The objectives need policies to demonstrate how they are going to be achieved in the Plan. It is important that policies provide clear direction at the strategic level for when there is conflict. |
| 247.7 | Foodstuffs North Island Limited | General | Amend | AMEND the Strategic Direction chapter to: <ul style="list-style-type: none"> provide clear direction for commercial growth and development throughout the Kaipara District. include appropriate policies that to give effect to Strategic Direction objectives. establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District. evaluate proposed Strategic Direction objectives and policies in accordance with section 32AA to confirm that these are the most appropriate objectives. AND Any necessary consequential amendments. | <ul style="list-style-type: none"> The Strategic Direction chapters do not contain policies (other than Urban Form and Development chapter) which give effect to the proposed objectives. There is no clear policy direction to give effect to the proposed objectives which could lead to an ineffective plan. |
| 248.2 | Journeys End Limited | General | Amend | AMEND the Strategic Direction chapter to contain policies for all objectives and provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. AND No specific decision requested, however the submission notes a disconnect between the Strategic Directions chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment. AND Any necessary consequential amendments. | <ul style="list-style-type: none"> There is disconnect between the objectives and policies set in the Strategic Direction chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment. The Vision for Kaipara section acknowledges the need to enable growth but this does not clearly translate to the zoning and rule approach for the rural environment. The Strategic Direction objectives need policies to demonstrate how they are going to be achieved in the Plan. The Strategic Direction chapter needs to set an overarching framework to guide the remainder of the Proposed District Plan. |
| 253.2 | McRobbie Dowling Limited | General | Amend | AMEND the Strategic Direction chapter to contain policies for all objectives and provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. AND No specific decision requested, however the submission notes a disconnect between the Strategic Directions chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment. Any necessary consequential amendments. | <ul style="list-style-type: none"> If retained as proposed, it could result in unintended outcomes for the district and weak policy framework which can be readily eroded. The Strategic Direction is fundamental to the tone and direction of the Proposed District Plan, and there is a degree of disconnect between the Strategic Direction chapter and the outcomes sought through the provisions within the plan. The Strategic Direction section includes a Vision for Kaipara chapter which includes the only strategic direction for primary production activities (SD-VK-O3) with no policy direction. The Strategic Direction section includes provision for primary production activities however this is not supported by policies and rules of the applicable zones. MDL considers that this is a flaw in the structure of the Strategic |

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| | | | | | Direction, which flows through to a lack of policy direction throughout the Proposed District Plan. |
| 256.4 | P Ryan | General | Amend | <p>AMEND the Strategic Direction chapter to contain policies for all objectives and provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction.</p> <p>AND</p> <p>No specific decision requested; however the submission notes a disconnect between the Strategic Directions chapter and the outcomes sought through the provisions within the plan.</p> <p>AND</p> <p>Any necessary consequential amendments.</p> | <ul style="list-style-type: none"> The intent of the Strategic Direction chapter is to set an overarching umbrella framework that should guide the remainder of the Proposed District Plan. In its current form, the Strategic Direction chapter fails to give effect to this, and the integration between the chapters is confusing. If retained as proposed, the Strategic Direction chapter could result in unintended outcomes for the district and a weak policy framework that can be readily eroded. The Strategic Direction section includes a Vision for Kaipara chapter which includes the only strategic direction for the Rural Area (SD-VK-O3 and SD-VK-O4) with no policy direction. The Strategic Direction section includes an Urban Form and Development chapter with limited policy direction as to the purpose and criteria of each zone proposed. There is no identification of small, medium or large centres, or rural/coastal settlements versus large towns. Submitter considers that this a flaw in the structure of the Strategic Direction, which flows through to lack of policy direction throughout the Proposed District Plan. |
| 269.10 | Health New Zealand - Te Whatu Ora | General | Amend | <p>AMEND Strategic Direction chapter to:</p> <ul style="list-style-type: none"> Appropriately reflect the important role of infrastructure – particularly Regionally Significant Infrastructure – like the Dargaville Hospital plays in the success, prosperity, health, and wellbeing of the community in Kaipara. Provide strategic direction and context for the policy framework and methods in the Proposed District Plan – particularly why it is both necessary and appropriate to establish a generally permissive policy framework as it applies to the Hospital zone and the Dargaville Hospital. | <ul style="list-style-type: none"> Without this modification, the proposed Hospital zone (and contemporaneous general and district-wide) provisions are undermined by not providing a cohesive framework within which Regionally Significant Infrastructure like the Dargaville Hospital are appropriately recognised, protected and enabled for the benefit of the community. Various parts of the Council's section 32 analysis recognise the infrastructure deficit in the district, importance of protection and enablement of infrastructure in the Proposed District Plan and benefits that can accrue in the economy, environment, and community because of infrastructure investment / operation. However, the Strategic Direction of the Proposed District Plan – including the "Vision for Kaipara" is silent on the relationship between population, socio-economic and environmental challenges and opportunities facing the district and aspirations for the district. For example, there is no mention of infrastructure capacity or condition in the district – nor the vital role that Regionally Significant Infrastructure (like the Dargaville Hospital) plays in the wellbeing of the community or the district's economy. |
| 282.5 | Murphy Property Development Limited | General | Amend | <p>AMEND the Strategic Direction chapter to include policies for all objectives which provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction and set an umbrella framework to guide the remainder of the Proposed District Plan.</p> <p>AND</p> <p>Any necessary consequential amendments.</p> | <ul style="list-style-type: none"> There is disconnect between the objectives and policies set in the Strategic Direction chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment. The Vision for Kaipara section seems to acknowledge the need to enable growth where this does not adversely impact the district's highly productive land resource or rural production activities. However, it is unclear how this translates to the narrow zoning approach taken around Mangawhai and the inclusion of the Mangawhai/Hakaru Managed Growth Area. The Strategic Direction chapters are inconsistent, some chapters contain objectives for each topic, and not policies, whilst others contain both objectives and policies. There is no identification of small, medium or large centres, or rural/coastal settlements versus large towns, which flows through to lack of policy direction throughout the Proposed District Plan. s32 reports do not demonstrate how the Mangawhai/Hakaru Managed Growth Area has been spatially identified, or what the purpose or justification for the managed growth area is. |

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| 283.1 | Northpower Limited and Northpower Fibre Limited | General | Amend | AMEND the Strategic Direction chapter to include policies to support the objectives providing clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. AND Any further necessary consequential amendments required. | <ul style="list-style-type: none"> To provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. To provide policies in support of the objectives. |
| 283.194 | Northpower Limited and Northpower Fibre Limited | General | Amend | ADD objectives and policies for Regionally Significant Infrastructure in the Strategic Direction chapter, and infrastructure more generally. | <ul style="list-style-type: none"> While there are some objectives provided around making sure that development is supported by appropriate and affordable infrastructure, these do not recognise and provide for the benefits and development, operation, maintenance, upgrading and repair of infrastructure and renewable electricity generation activities in accordance with the National Policy Statement on Renewable Electricity Generation and the Regional Policy Statement. The submitter considers that it is important that strategic direction is provided at this level for these topics and note that other District Plans in Northland have specifically included strategic direction in this regard. Such an approach is required to give effect to the provisions of the Regional Policy Statement relating to Regionally Significant Infrastructure and infrastructure more broadly. |
| 283.32 | Northpower Limited and Northpower Fibre Limited | General | Amend | ADD policies to the Strategic Direction chapter to support the objectives. AND Any further necessary consequential amendments required. | <ul style="list-style-type: none"> The Strategic Direction chapter largely contains objectives, but no policies (With the exception of the Urban Form and Development section). Objectives need policies to demonstrate how they will be achieved within the Proposed District Plan. To provide clear direction for consideration of resource consents where there is conflict between strategic direction. |
| 283.36 | Northpower Limited and Northpower Fibre Limited | General | Amend | ADD a new objective to the Strategic Direction - Natural Environment section as follows: <u>"Recognise and provide for the operational and / or functional need of new infrastructure to locate in, and the ongoing operation, maintenance, repair and upgrading of existing infrastructure within, the District's natural environments."</u> OR with alternative wording to a similar effect. AND Any further necessary consequential amendments required. | <ul style="list-style-type: none"> Where there is functional and/or operational need for infrastructure to be located in these areas, operation, maintenance, repair and upgrading is provided for and supported. |
| 283.37 | Northpower Limited and Northpower Fibre Limited | General | Amend | ADD a new objective to the Strategic Direction - Natural Hazards and Resilience as follows: <u>"Recognise and provide for the operational and / or functional need of new infrastructure to locate in, and the ongoing operation, maintenance, repair and upgrading of existing infrastructure within, the areas subject to natural hazards."</u> AND Any further necessary consequential amendments required. | <ul style="list-style-type: none"> While the existing objective does provide for the maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks, this is not sufficient when it comes to providing for new infrastructure and the ongoing operation, maintenance, repair and upgrading of existing infrastructure more generally within the areas subject to natural hazards. |
| 283.42 | Northpower Limited and Northpower Fibre Limited | General | Amend | ADD new objectives to the Strategic Direction chapter as follows for Regionally Significant Infrastructure: <u>"Regionally Significant Infrastructure is identified and protected. The benefits of Regionally Significant Infrastructure are recognised and provided for."</u> AND <u>"Avoid, remedy, mitigate or offset adverse effects arising from the development, operation, maintenance, and upgrading of Regionally Significant Infrastructure."</u> AND Any further necessary consequential amendments required. | <ul style="list-style-type: none"> Objectives and Policies have not been provided for Regionally Significant Infrastructure, and Infrastructure more generally. It is important that strategic direction is provided for these topics. To be consistent with the other District Plans in Northland. To give effect to the Northland Regional Policy Statement relating to Regionally Significant Infrastructure, and Infrastructure. |
| 292.23 | Transpower New Zealand Limited | General | Amend | ADD a new strategic direction as follows: <u>SD-IE-O1: Benefits of Regionally Significant Infrastructure</u> <u>The benefits and local and regional importance of the use and development of Regionally Significant Infrastructure are recognised and provided for.</u> or Make the sought new objective specific to the National Grid. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. | <ul style="list-style-type: none"> To ensure the benefits of nationally, and Regionally Significant Infrastructure are recognised. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 1 of the National Policy Statement on Electricity Transmission. |

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| 292.24 | Transpower New Zealand Limited | General | Amend | <p>ADD a new strategic objective as follows:</p> <p><u>SD-IE-O2: Effects on Regionally Significant Infrastructure</u> <u>Infrastructure of national and regional significance is protected from incompatible development and activities that may compromise its safe and efficient operation, maintenance and upgrade, including potential reverse sensitivity effects.</u></p> <p>OR</p> <p>Make the above objective specific to the National Grid.</p> | <ul style="list-style-type: none"> To ensure nationally, and regionally significant infrastructure is protected from incompatible development and activities that may compromise its operation. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 10 and 11 of the National Policy Statement on Electricity Transmission. |
| 293.10 | Vermont Street Partners Limited | General | Amend | <p>AMEND the Strategic Direction chapter to provide clear direction for growth and development in appropriate locations within the rural environment.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p> | <ul style="list-style-type: none"> It is unclear what significant resource management issues the objectives in the Strategic Direction chapters are in response to and how the overarching Vision for Kaipara objectives translate to the Proposed District Plan approach to development within the rural environment, specifically around Mangawhai. |
| 293.6 | Vermont Street Partners Limited | General | Amend | <p>No specific decision requested but submitter considers that there is a disconnect between the objectives and policies set in the Strategic Direction chapter and the outcomes sought through the provisions in the Proposed District Plan, particularly in regard to the rural environment. The intent of a Strategic Direction chapter is to set an overarching umbrella framework that should guide the remainder of the Proposed District Plan cementing the intended outcomes for the District for the proceeding years, but the Strategic Direction chapter fails to achieve this, and as a result the integration between the chapters is confused.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p> | <ul style="list-style-type: none"> The intent of a Strategic Direction chapter is to set an overarching umbrella framework that should guide the remainder of the Proposed District Plan cementing the intended outcomes for the district for the proceeding years. If retained as proposed, this could result in unintended outcomes for the district and a weak zoning framework which will lead to poor outcomes. |
| 301.26 | Channel Terminal Services Limited | General | Amend | <p>ADD a standalone Reverse Sensitivity chapter consistent with the Exposure Draft Kaipara District Plan.</p> <p>AND</p> <p>ADD cross-references to the relevant reverse sensitivity provisions within the Gas or Petroleum Pipeline Corridor provisions in the Infrastructure chapter.</p> <p>OR</p> <p>ADD clear cross-references within the relevant zone chapters to the infrastructure provisions that manage reverse sensitivity if a dedicated reverse sensitivity chapter is not reinstated.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p> | <ul style="list-style-type: none"> Refer to submission for details. The submitter acknowledges that there are provisions within the various zone chapters that refer to reverse sensitivity, but these provisions are generally limited to managing effects within that specific zone. The submitter considers that the removal of a dedicated reverse sensitivity chapter results in a lack of clarity and consistency. For example, while some objectives and policies addressing reverse sensitivity exist in the Infrastructure chapter, these are not easily identifiable or accessible to plan users. Adding cross-references would improve visibility for plan users, such as those proposing subdivision, who may identify the presence of infrastructure like the Ruakaka to Auckland Pipeline through the maps and be directed to the relevant provisions. |
| 232.3 | Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd | General | Oppose | <p>AMEND the whole Strategic Direction section (including Vision for Kaipara, Historic Heritage, Natural Environment, Natural Hazards and Resilience, Tangata Whenua, Urban Form and Development, Financial Contributions) to re-write it into a coherent strategic direction in a context more fitting and reflective of Kaipara District.</p> | <ul style="list-style-type: none"> As currently presented, the objectives of the 'vision for Kaipara' are not specific to the local area or local communities. The provisions are generically worded and do not reflect or respond to specific local issues or characteristics. The objectives and policies proposed do not flow through adequately to the zone provisions, and the wording of the objectives is too generic and insufficiently directive. The overall format of the section is confusing with some topics stating policies and rules. The National Planning Standards state that rules must not be included under the Strategic direction heading. |
| 265.2 | Environmental Defence Society Incorporated | General | Oppose | <p>AMEND the Strategic Direction chapter so interrelationships between the Vision for Kaipara and other sections are clearly identified, the objectives and policies work together to achieve the overall vision for the Kaipara District and environmental values are recognised.</p> <p>AND</p> <p>AMEND the Strategic Direction by making Financial Contributions a separate chapter, i.e., not part of the 'Vision'.</p> <p>AND</p> <p>Any similar, consequential or alternative relief as necessary to address the issues raised.</p> | <ul style="list-style-type: none"> The submitter opposes Proposed District Plan Strategic Direction Objectives as currently drafted. 'Vision for Kaipara' Objectives are not specific to Kaipara communities, nor do they give effect to national direction or regional planning instruments. Provisions within the Strategic Direction chapter are opposed for the following reasons: They are generically worded and fail to reflect on, or respond to, local issues or environmental values. Provisions do not adequately flow through to the zone provisions Objectives within the 'Vision for Kaipara' section do not include environmental values. |

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| | | | | | <ul style="list-style-type: none"> Though each section is a topic of its own, as a whole the objectives do not represent the Kaipara District, its people or environmental values. There are omissions, including the need for objectives to be supported by policies stating how the objective is intended to be achieved. When read in its entirety, the chapter format is confusing. E.g., some topics only have objectives while others have objectives, policies and rules. This range of provisions is listed below: <ul style="list-style-type: none"> VK – Vision for Kaipara (SD-VK-O1 to SD-VK-O8) HH – Historic Heritage (SD-HH-O1) NE – Natural Environment (SD-NE-O1 to SD-NE-O3) NH – Natural Hazards and Resilience (SD-NH-O1) TW – Tangata Whenua (SD-TW-O1) UFD – Urban Form and Development (SD-UFD-O1 to SD-UFD-O5), (SD-UFD-P1 to SD-UFD-P7) FC – Financial Contributions (FC-O1 to FC-O4), (FC-P2 to FC-P8), (FC-R1), (FC-S1 to FC-S6) The National Planning Standards chapter 7(2) states that "Rules must not be included under the Strategic direction heading". As listed above, the Financial Contributions section includes rules. Financial Contributions should be separate as this is not part of the 'Vision'. The submitter considers that financial contributions are a mechanism that may be employed to assist with achieving a 'Vision'. The Strategic Direction chapter needs to be rewritten to improve the legibility and ensure the 'direction' is specific for Kaipara. Interrelationships between the sections listed above need to be identified, and objectives and policies should work together to achieve an overall Vision for Kaipara. |
| 268.2 | Fuzen Entertainment Limited | General | Oppose | <p>AMEND the entire Strategic Direction chapter to improve legibility and provide a coherent strategic direction reflective of the Kaipara District.</p> <p>AND</p> <p>AMEND the Strategic Direction chapter so it is in accordance with National Planning Standards chapter 7(2) by removing Financial Contribution Rules and Standards (inferred).</p> | <ul style="list-style-type: none"> The submitter opposes all Strategic Direction provisions, including: <ul style="list-style-type: none"> VK – Vision for Kaipara (SD-VK-O1 to SD-VK-O8) HH – Historic Heritage (SD-HH-O1) NE – Natural Environment (SD-NE-O1 to SD-NE-O3) NH – Natural Hazards and Resilience (SD-NH-O1) TW – Tangata Whenua (SD-TW-O1) UFD – Urban Form and Development (SD-UFD-O1 to SD-UFD-O5), (SD-UFD-P1 to SD-UFD-P7) FC – Financial Contributions (FC-O1 to FC-O4), (FC-P2 to FC-P8), (FC-R1), (FC-S1 to FC-S6) As drafted, Vision for Kaipara provisions are not specific to the local area or communities. Provisions are generically worded, insufficiently directive and do not reflect or respond to specific local issues or characteristics. Moreover, the Strategic Direction does not adequately flow into zone provisions. The submitter recognises that each objective and its topic are of value, when combined, the objectives do not represent Kaipara or its communities. Some Strategic Direction topics only have objectives, whereas others have objectives, policies and rules. The National Planning Standards chapter 7(2) states that rules must not be included within the strategic direction. However, the Proposed District Plan includes objectives, policies, rules and standards for Financial Matters under Strategic Direction. It is requested that the Strategic Direction chapter be rewritten in order to improve legibility provide a more bold and innovative direction for Kaipara. |
| 293.2 | Vermont Street Partners Limited | General | Oppose | <p>No specific decision requested but submitter raises the following issues with the Section 32 Report for Strategic Direction:</p> <ul style="list-style-type: none"> The evaluation does not adequately assess other reasonably practicable options to manage rural lifestyle/residential demand around Mangawhai. | <ul style="list-style-type: none"> No reasons provided. |

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| | | | | <ul style="list-style-type: none"> The scale and significance of the effect of the Mangawhai/Hakaru Managed Growth Area has not been adequately evaluated. The Urban Form and Development objectives have not been evaluated. <p>The economic costs associated with the implementation of the Mangawhai/Hakaru Managed Growth Area have not been adequately assessed.</p> | |
| 205.5 | R Brookes | General | Support | RETAIN the Strategic Direction chapter as notified. | <ul style="list-style-type: none"> Supports the Strategic Direction in full as it promotes sustainable growth and efficient land use which aligns with the submitter's plans to develop their property. The submitter's consider that their subdivision will contribute to the housing supply in Kaiwaka and support Kaipara's growth objectives. |
| 216.43 | Cabra Mangawhai Ltd & Pro Land Matters Ltd | Overview | Support | AMEND the overview of the Strategic Direction chapter to state that the strategic direction provides the identification of the resource management issues for Kaipara District and states the overriding objectives that the area and activity specific provisions flow down from, thereby setting out a clear hierarchy. | <ul style="list-style-type: none"> The submitter has requested that this is re-written to achieve a clear hierarchy to provide better guidance for decision making. The submitter has raised concern that a lack of hierarchy or clear consistent direction will lead to inefficient decision making associated with lack of clarity and direction. |
| 292.21 | Transpower New Zealand Limited | Overview | Support | RETAIN the text within the second paragraph of the Overview in the Strategic Direction chapter as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. | <ul style="list-style-type: none"> The submitter supports the statement that objectives and policies of the plan are to be read as a whole and considered together and that there is no hierarchy between them. |