

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: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
149.4	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	ADD additional objectives to the Strategic Direction - Vision for Kaipara chapter to include recognition of the Kaipara District's natural environment, biodiversity, landscapes, waterways, waterbodies and coastal ecosystems. These objectives should recognise the importance of protecting and enhancing natural values and the role of nature-based solutions for enabling appropriate development. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter notes that the Vision for Kaipara Objectives are focused on enabling growth and development of housing and infrastructure. It is acknowledged that these are important elements of Kaipara's future; however, there is no mention of the natural environment, nor its protection and enhancement. Though environmental matters are addressed further on in the Strategic Direction section of the Proposed District Plan, as this section is entitled 'Vision for Kaipara', it should envision the natural environment as a key component of Kaipara District's present and future identity. The submitter opposes the omission of environmental objectives from the overarching 'Vision for Kaipara' and considers this sends an unbalanced message on what the Proposed District Plan is prioritising.
177.2	Mangawhai Matters Inc	General	Amend	AMEND the Vision for Kaipara section to include an objective to protect the natural environment. OR Any further, alternative or consequential amendments.	<ul style="list-style-type: none"> To protect the Mangawhai Estuary from sediment and sedimentation, and be consistent with the NZ Coastal Policy Statement.
304.35	Director General of Conservation	General	Amend	AMEND the Strategic Direction - Vision for Kaipara chapter to include the protection, maintenance and enhancement of indigenous biodiversity. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Vision for Kaipara Objectives do not provide for biodiversity. Section 6(c) matters of national importance and s31 Resource Management Act include the maintenance of indigenous biodiversity as a council function. As such, the submitter requests an overarching objective for indigenous biodiversity is included.
124.1	Rebecca Foster	General	Support	RETAIN the Proposed District Plan	<ul style="list-style-type: none"> This plan will enable the district to grow as it should and will bring more people and prosperity to our region
216.44	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Support	AMEND the Vision for Kaipara section in Strategic Directions to ensure objectives are clear and supported by clear policies to guide how the objectives are to be achieved.	<ul style="list-style-type: none"> The objective wording is confused in places (e.g. SD-VK-O4 - Rural lifestyle development... (While recognising the need for urban areas to grow)). The objective wording lacks sufficient guidance (e.g. SD-VK-O2 (2) - Innovative and bold). The objectives need to be clear and be supported by clear and directive policies that relate to Kaipara District and local characteristics and issues.
270.13	Heritage New Zealand Pouhere Taonga	General	Support	ADD a new objective to the Vision for Kaipara as follows: <u>SD-VK-O9 Cultural Heritage Development</u> <u>The district's diverse cultures and communities are celebrated and heritage values recognised and protected.</u>	<ul style="list-style-type: none"> Support in part. HNZPT considers that the Proposed Plan should provide for the rich cultural diverseness and related heritage values brought to the district by the many cultures, including Māori.
263.6	Daytona Trust	SD-VK-O4	Amend	AMEND SD-VK-O4 to acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where that is achieved through conservation benefits. Without limiting the generality of this, amend SD-VK-O4 as follows: Rural lifestyle development is concentrated <u>located</u> in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> "Concentration" of rural lifestyle development as directed in this objective does not acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where this is achieved through conservation benefits e.g., at the submitter's land at Bream Tail.
289.6	Tappenden Holdings Limited	SD-VK-O4	Amend	AMEND SD-VK-O4 to acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where that is achieved through conservation benefits. Without limiting the generality of this, amend SD-VK-O4 as follows: "Rural lifestyle development is concentrated <u>located</u> in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow."	<ul style="list-style-type: none"> "Concentration" of rural lifestyle development as directed in this objective does not acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where this is achieved through conservation benefits e.g., at the submitter's land at Bream Tail.
300.7	Bream Tail Residents	SD-VK-O4	Amend	AMEND SD-VK-O4 to acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where that is	<ul style="list-style-type: none"> "Concentration" of rural lifestyle development as directed in this objective does not acknowledge that rural lifestyle development may be appropriate in a

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Association Incorporated			achieved through conservation benefits. Without limiting the generality of this, amend SD-VK-O4 as follows: Rural lifestyle development is concentrated located in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.	diverse range of locations across the district, particularly where this is achieved through conservation benefits e.g., at the submitter's land at Bream Tail.
310.6	Fonterra Limited	SD-VK-04	Amend	AMEND SD-VK-O4, as follows: Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities (<u>including associated manufacturing and processing activities</u>), loss of highly productive land whilst recognising the need for urban areas to grow.	<ul style="list-style-type: none"> SD-VK-O4 is supported but amendment is sought to also provide for the efficient and effective operation of key manufacturing and processing activities (such as the Maungatūroto Fonterra Site) that support primary production activities from reverse sensitivity effects arising from rural lifestyle development.
315.21	Horizon Surveying & Land Development	SD-VK-04	Amend	AMEND the wording of the SD-VK-O4 as rural lifestyle development should not be used as the only mechanism to distribute the growth of the District. AND AMEND SD-VK-O4, to delete "the distribution of", as follows: Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.	<ul style="list-style-type: none"> Rural lifestyle development should not be used as the only mechanism to distribute the growth of the District.
117.3	Greg Moore	SD-VK-04	Support	RETAIN SD-VK-O4.	<ul style="list-style-type: none"> The submission supports the expanded provision for development of the rural lifestyle / micro farm.
136.32	Federated Farmers of New Zealand (Inc) - Northland Province	SD-VK-04	Support	RETAIN SD-VK-O4 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective.
140.15	Horticulture New Zealand	SD-VK-04	Support	RETAIN SD-VK-O4 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> SD-VK-O4 ensures clear separation between the Rural Production and Rural Lifestyle Zones.
212.4	BA & JK Paton Ltd	SD-VK-04	Support	RETAIN SD-VK-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.8	Cato Bolam Consultants Limited	SD-VK-04	Support	RETAIN SD-VK-O4. 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 other Proposed District Plan chapters or maps.
245.3	C & R Williamson	SD-VK-04	Support	RETAIN SD-VK-O4 as notified	<ul style="list-style-type: none"> The submitter supports this objective and the directive to provide for growth in appropriate areas whilst protecting highly productive land and primary production activities.
256.10	P Ryan	SD-VK-04	Support	RETAIN SD-VK-O4 as notified.	<ul style="list-style-type: none"> Submitter supports this objective and the directive to provide for growth in appropriate areas whilst protecting HPL and primary production activities.
260.5	The Rise Limited	SD-VK-04	Support	RETAIN SD-VK-O4 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports the Objective and its direction to provide for growth in appropriate areas while protecting highly productive land and primary production activities.
273.6	J Grigg	SD-VK-04	Support	RETAIN SD-VK-O4 as notified. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No particular relief has been sought; however, the submitter supports this objective in part.
277.4	Mangawhai Hills Limited	SD-VK-04	Support	RETAIN SD-VK-O4 as notified. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter supports this objective and the directive to provide for growth in appropriate areas whilst protecting highly productive land and primary production activities.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
281.4	Moonlight Heights Limited	SD-VK-04	Support	RETAIN SD-VK-04 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports this objective and the directive to provide for growth in appropriate areas whilst protecting HPL and primary production activities.
282.16	Murphy Property Development Limited	SD-VK-04	Support	RETAIN SD-VK-04 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the objective.
285.6	S & R Brunt	SD-VK-04	Support	RETAIN SD-VK-04 (inferred). AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
291.7	Tovolea Farm Ltd	SD-VK-04	Support	No specific decision is requested, however SD-VK-04 is supported in part . AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
293.13	Vermont Street Partners Limited	SD-VK-04	Support	RETAIN SD-VK-04. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The directive to provide for growth in appropriate areas whilst protecting highly productive land and primary production activities is supported.
330.10	New Zealand Transport Agency	SD-VK-04	Support	RETAIN SD-VK-04. AND AMEND SD-VK-04 as follows: Rural lifestyle development occurs is concentrated in appropriate locations to help distribute contribute to the distribution of population growth across in the District, while protecting without compromising primary production, or less of preserving highly productive land, and maintaining infrastructure efficiency, whilst recognising the need for urban expansion areas to grow. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Supported in part, as whilst it directs that rural lifestyle development must be concentrated into identified localities, the rationale for this included within the objective wording should also include impacts on infrastructure such as the State Highway network.
331.3	Northland Holdings 2016 Limited	SD-VK-04	Support	RETAIN SD-VK-04 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports SD-VK-04 and the direction to provide for growth in appropriate areas whilst protecting Highly Productive Land and primary production activities.
217.9	Cato Bolam Consultants Limited	SD-VK-05	Support	RETAIN SD-VK-05. 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 other Proposed District Plan chapters or maps.
308.8	Fire and Emergency New Zealand	SD-VK-05	Support	RETAIN SD-VK-05 as notified.	<ul style="list-style-type: none"> Objective is supported as it requires that residential development is appropriately serviced by infrastructure, including water supply systems that maintain supply during foreseeable drought periods. It is important that sufficient water supply (flows and pressures) is maintained at all times to enable Fire and Emergency to operate effectively and efficiently in a fire emergency.
140.16	Horticulture New Zealand	SD-VK-06	Amend	AMEND SD-VK-06 as follows: Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated. Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General Rural zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports specific provision for reverse sensitivity in Plan's Strategic Direction section, but requests that SD-VK-06 is strengthened to align with Northland Regional Policy Statement direction (e.g., Policy 5.1.3).
283.34	Northpower Limited and Northpower Fibre Limited	SD-VK-06	Amend	AMEND SD-VK-06 as follows: "Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated."	<ul style="list-style-type: none"> The objective is supported; however the submitter is of the opinion that the use of the wording "avoided where practicable or otherwise mitigated" is inconsistent with and does not give effect to the

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				AND Any further necessary consequential amendments required.	Northland Regional Policy Statement (5.1.1(2)) which uses the term "avoids".
323.11	KiwiRail Holdings Limited	SD-VK-06	Amend	AMEND SD-VK-06 as follows: Reverse sensitivity effects between incompatible activities, and zones and the transport network are avoided where practicable, or otherwise mitigated. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports this strategic direction, but requests amendments to broaden the scope of O6 and to include the transport network.
300.8	Bream Tail Residents Association Incorporated	SD-VK-06	Oppose	AMEND SD-VK-06 to give proper effect to the Regional Policy Statement. Without limiting the generality of the above, replace SD-VK-06, as follows: Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated. Subdivision, use and development should not result in incompatible land uses in close proximity and should avoid the potential for reverse sensitivity. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objective as proposed does not properly give effect to the Northland Regional Policy Statement in respect to reverse sensitivity, particularly Policy 5.1.1 which is more directive than the Proposed District Plan objective.
136.33	Federated Farmers of New Zealand (Inc) - Northland Province	SD-VK-06	Support	RETAIN SD-VK-06 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
217.10	Cato Bolam Consultants Limited	SD-VK-06	Support	RETAIN SD-VK-06. AND Any other relief that is consistent with and/or consequential to the submission.	The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
231.12	S Cullen	SD-VK-06	Support	RETAIN SD-VK-06 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports avoidance and mitigation of reverse sensitivity effects.
253.8	McRobbie Dowling Limited	SD-VK-06	Support	RETAIN SD-VK-06.	<ul style="list-style-type: none"> Submitters supports avoidance and mitigation of reverse sensitivity effects.
273.7	J Grigg	SD-VK-06	Support	RETAIN VK-SD-06 as notified. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No particular relief has been sought; however, the submitter supports this objective.
285.7	S & R Brunt	SD-VK-06	Support	RETAIN SD-VK-06. AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
287.28	Silver Fern Farms	SD-VK-06	Support	RETAIN SD-VK-06 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Appropriate for the Proposed District Plan to provide direction on reverse sensitivity effects at the strategic level.
291.8	Tovolea Farm Ltd	SD-VK-06	Support	RETAIN SD-VK-06. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
301.25	Channel Terminal Services Limited	SD-VK-06	Support	RETAIN SD-VK-06 as notified. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Reverse sensitivity can arise in connection with operation of infrastructure. As development occurs, the submitter wants to ensure that the introduction of new activities, including sensitive activities, is managed appropriately to provide requisite levels of amenity whilst managing risk and enabling use and development.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
310.7	Fonterra Limited	SD-VK-06	Support	RETAIN SD-VK-06.	<ul style="list-style-type: none"> SD-VK-06 is supported.
311.8	Fuel Companies (BP, Mobil & Z Energy)	SD-VK-06	Support	RETAIN SD-VK-06 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> General intent is supported.
330.11	New Zealand Transport Agency	SD-VK-06	Support	RETAIN SD-VK-06 as notified.	<ul style="list-style-type: none"> Objective SD-VK-06 is supported given the importance of the avoidance of reverse sensitivity effects. The object provides a key part of the framework for provisions that follow to implement this.
217.12	Cato Bolam Consultants Limited	SD-VK-07	Amend	No specific decision requested; however the submission supports in part SD-VK-07. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter is of the view that one residential zone, and the absence of a Rural lifestyle zone area surrounding Mangawhai does not align with this objective. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
282.17	Murphy Property Development Limited	SD-VK-07	Amend	RETAIN SD-VK-07 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
285.8	S & R Brunt	SD-VK-07	Amend	RETAIN SD-VK-07 subject to submitter's rezoning request being accepted (inferred). AND ADD a Rural lifestyle zone beside Mangawhai (between Garbolino Road and Tara Road) to align with SD-VK-07. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The absence of a Rural lifestyle zone area beside Mangawhai does not support SD-VK-07. One residential zone also does not align with SD-VK-07.
291.9	Tovolea Farm Ltd	SD-VK-07	Amend	ADD a Rural lifestyle zone in and around Mangawhai to provide a clear transition and support a wider range of living options. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The absence of a Rural lifestyle zone area beside Mangawhai does not support SD-VK-07. One residential zone also does not align with SD-VK-07.
212.5	BA & JK Paton Ltd	SD-VK-07	Support	RETAIN SD-VK-07. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
231.13	S Cullen	SD-VK-07	Support	RETAIN SD-VK-07 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports providing for a variety of development opportunities and living/housing options through a range of zones.
248.15	Journeys End Limited	SD-VK-07	Support	RETAIN SD-VK-07 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
256.11	P Ryan	SD-VK-07	Support	RETAIN SD-VK-07 as notified.	<ul style="list-style-type: none"> Submitter supports providing for a variety of development opportunities and living/housing options through a range of zones.
293.14	Vermont Street Partners Limited	SD-VK-07	Support	RETAIN SD-VK-07. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> Providing for a variety of development opportunities and living/housing options through a range of zones is supported.
311.9	Fuel Companies (BP, Mobil & Z Energy)	SD-VK-07	Support	AMEND SD-VK-07 as follows: A variety of development opportunities, living options and housing choices are provided for through a range of <u>where is it in accordance with the purpose of the zones.</u> AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> The general intent of the objective is supported. The submitter considers the objective could be interpreted to mean that all or most zones should provide for living options and housing choices. The submitter considers that residential activities should only be provided where it meets the anticipated purpose of the zones (noting that all the zones include an objective setting out its purpose).

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
331.4	Northland Holdings 2016 Limited	SD-VK-07	Support	RETAIN SD-VK-07 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports providing for a variety of development opportunities and living/housing options through a range of zones.
30.1	Alex Flavell	SD-VK-01	Oppose	AMEND SD-VK-01 to include reference to environmental wellbeing as follows: <i>"Social, <u>environmental</u>, economic, and cultural wellbeing are promoted..."</i>	<ul style="list-style-type: none"> While social, economic and cultural wellbeing are promoted there is no mention of environment.
217.3	Cato Bolam Consultants Limited	SD-VK-01	Support	RETAIN SD-VK-01 Wellbeing. 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 other Proposed District Plan chapters or maps.
231.10	S Cullen	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports the intent of SD-VK-01.
245.2	C & R Williamson	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
247.8	Foodstuffs North Island Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The objective seeks to provide for wellbeing and economic growth and development.
248.13	Journeys End Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the intent.
253.5	McRobbie Dowling Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified.	<ul style="list-style-type: none"> Submitter supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
256.9	P Ryan	SD-VK-01	Support	RETAIN SD-VK-01 as notified.	<ul style="list-style-type: none"> Submitter supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
260.4	The Rise Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The intent of this objective is supported.
273.3	J Grigg	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The District Plan should provide for the wellbeing of the community, and zones should provide for development.
277.3	Mangawhai Hills Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
281.3	Moonlight Heights Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports the intent of this objective, being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
282.15	Murphy Property Development Limited	SD-VK-01	Support	RETAIN SD-VK-01 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the intent of the objective.
285.3	S & R Brunt	SD-VK-01	Support	RETAIN SD-VK-01. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The District Plan should provide for the wellbeing of the community and zones should provide for development.
291.4	Tovolea Farm Ltd	SD-VK-01	Support	RETAIN SD-VK-01. AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The District Plan should provide for the wellbeing of the community and zones should provide for development.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
293.11	Vermont Street Partners Limited	SD-VK-O1	Support	RETAIN SD-VK-O1. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The intent of the objective is supported.
331.2	Northland Holdings 2016 Limited	SD-VK-O1	Support	RETAIN SD-VK-O1 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports the intent of SD-VK-O1 to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
217.4	Cato Bolam Consultants Limited	SD-VK-O2	Amend	AMEND SD-VK-O2.3 to provide clarification and how this may be implemented in practice. AND UNDERTAKE a supplementary peer-reviewed s32AA evaluation (including economic risk assessment) of the Mangawhai-Hakaru Managed Growth Area prior to any decision being finalised in order to confirm alignment with SD-VK-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The Strategic Direction Section s32 Evaluation states "SD-VK-O2 seeks to facilitate growth and be responsive to business opportunities to help provide for the economic wellbeing of communities in the District." The proposed Mangawhai-Hakaru Managed Growth Area does not facilitate growth and, therefore, does not align with SD-VK-O2. It is not clear how SD-VK-O2.3. will be implemented in practice.
217.5	Cato Bolam Consultants Limited	SD-VK-O2	Amend	PROVIDE for infrastructure capacity constraints for the Mangawhai-Hakaru Managed Growth Area within the Long Term Plan, and funding via Development Contributions. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
273.4	J Grigg	SD-VK-O2	Amend	PROVIDE a supplementary, peer-reviewed s32AA evaluation (including economic and risk assessment) of the Mangawhai/Hakaru Growth Area Overlay prior to a decision being finalised to confirm alignment with SD-VK-O2. AND PROVIDE clarification on what SD-VK-O2.3 means, and how it may be implemented. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru Growth Area Overlay does not readily facilitate growth and does not align with SD-VK-O2.
283.33	Northpower Limited and Northpower Fibre Limited	SD-VK-O2	Amend	AMEND SD-VK-O2 as follows: "The guiding principles to support development include: 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and 3. <u>Ensuring development is supported by adequate infrastructure; and</u> 4. Focus on relationships to respond to growth and development opportunities." AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure that development is supported by adequate infrastructure as a key principle.
285.16	S & R Brunt	SD-VK-O2	Amend	AMEND SD-VK-O2 to clarify what is meant by SD-VK-O2.3 and how it may be implemented in practice. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> Clarification is sought.
285.4	S & R Brunt	SD-VK-O2	Amend	PROVIDE a supplementary peer-reviewed s32AA Evaluation of the Mangawhai/Hakaru Managed Growth Area before any decisions are finalised, to confirm alignment with SD-VK-O2. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area does not readily facilitate growth and, therefore, does not align with this objective.
291.5	Tovolea Farm Ltd	SD-VK-O2	Amend	PROVIDE a supplementary peer-reviewed s32AA Evaluation of the Mangawhai-Hakaru Managed Growth Area overlay before any decisions are finalised, to confirm alignment with SD-VK-O2. AND AMEND SD-VK-O2 to clarify what is meant by SD-VK-O2.3 and how it may be implemented in practice. AND	<ul style="list-style-type: none"> The Mangawhai-Hakaru Managed Growth overlay does not align with this objective as it does not readily facilitate growth.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				any other relief that is consistent with and/or consequential to this submission.	
310.4	Fonterra Limited	SD-VK-O2	Amend	AMEND SD-VK-O2, as follows: The guiding principles to support development include: 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and 3. Focus on relationships to respond to growth and development opportunities; and ; 4. <u>Avoid reverse sensitivity effects between incompatible activities and zones.</u>	<ul style="list-style-type: none"> Submitter considers that one of the most fundamental and well-established principles of good resource management planning practice is the separation of incompatible activities to avoid reverse sensitivity effects occurring. In this regard, with any future development, an important guiding principle is ensuring there is adequate separation between incompatible activities and zones (e.g. separating new residential areas from industrial areas). Amendments are sought to reflect this.
66.1	Don Campion	SD-VK-O2	Support	No specific decision sought but submission refers to SD-VK-O2 and seeks to facilitate the planning and implementation environment so that development is not held up by endless screeds of red tape and bureaucratic road blocks.	<ul style="list-style-type: none"> No reasons provided.
136.30	Federated Farmers of New Zealand (Inc) - Northland Province	SD-VK-O2	Support	RETAIN SD-VK-O2 as notified OR Wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective.
231.11	S Cullen	SD-VK-O2	Support	RETAIN SD-VK-O2 as notified. AND AMEND Heavy industrial zone and Light industrial zone provisions to give effect to SD-VK-O2. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> This objective seeks to enable economic development through flexible and accommodating approach to business opportunities however this is unsupported by zone provisions.
247.9	Foodstuffs North Island Limited	SD-VK-O2	Support	RETAIN SD-VK-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The objective seeks to provide for wellbeing and economic growth and development.
248.14	Journeys End Limited	SD-VK-O2	Support	RETAIN SD-VK-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The objective is encouraged and supported by the submitter.
253.6	McRobbie Dowling Limited	SD-VK-O2	Support	RETAIN SD-VK-O2 AND AMEND GRUZ provisions to align with the objective as per submitter's other submissions. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> This objective seeks to enable economic development through flexible and accommodating approach to business opportunities Objective is unsupported by zone provisions.
263.4	Daytona Trust	SD-VK-O2	Support	RETAIN SD-VK-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The guiding principles to support development are supported.
289.4	Tappenden Holdings Limited	SD-VK-O2	Support	RETAIN SD-VK-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The guiding principles to support development are supported.
293.12	Vermont Street Partners Limited	SD-VK-O2	Support	RETAIN SD-VK-O2. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The intent of the objective is supported.
300.5	Bream Tail Residents Association Incorporated	SD-VK-O2	Support	RETAIN SD-VK-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The guiding principles to support development are supported.
330.9	New Zealand Transport Agency	SD-VK-O2	Support	RETAIN SD-VK-O2. AND AMEND SD-VK-O2 as follows: The guiding principles to support development include: 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and	<ul style="list-style-type: none"> While objective SD-VK-O2 is enabling of development it fails to recognise that enabling development in locations that compromise infrastructure (such as the State Highway network), or that might be in hazard-prone locations, represents inappropriate development that should be discouraged. Especially given that the Proposed District Plan 'live zones' a substantial

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				3. <u>Consider the impacts on infrastructure networks; and</u> 4. Focus on relationships ... AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	oversupply of land, well beyond what is required to meet projected demand in the district. • Whilst recognising that this objective should be read in conjunction with the other Strategic Direction objectives, an amendment is sought to better recognise these matters.
140.14	Horticulture New Zealand	SD-VK-O3	Amend	ADD the following clause to SD-VK-O3 as follows: <u>3. The land and resources that contribute to the production of the nationally significant kumara crop is protected from inappropriate subdivision, use and development.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	• The submitter supports SD-VK-O3 in part and Proposed District Plan recognition of food security, but requests amendments to the objective to identify Kaipara as a key area for the production of kumara - a nationally significant crop.
212.3	BA & JK Paton Ltd	SD-VK-O3	Amend	AMEND SD-VK-O3.2 as follows: Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022 <u>or any subsequent amendment.</u> AND Any other relief that is consistent with and/or consequential to the submission.	• To ensure provisions referenced are current.
217.7	Cato Bolam Consultants Limited	SD-VK-O3	Amend	AMEND SD-VK-O3.2. as follows: Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022 <u>or any subsequent amendment.</u> AND Any other relief that is consistent with and/or consequential to the submission.	• To ensure that the provisions referenced are current.
310.5	Fonterra Limited	SD-VK-O3	Amend	AMEND SD-VK-O3, as follows: Primary production activities (<u>including associated manufacturing and processing activities</u>) operate efficiently and effectively to contribute to economic and social wellbeing and prosperity of the Kaipara District, including food security; and...	• SD-VK-O3 is supported but amendment is sought to also provide for the efficient and effective operation of key manufacturing and processing activities (such as the Maungatūroto Fonterra Site) that support primary production activities.
136.31	Federated Farmers of New Zealand (Inc) - Northland Province	SD-VK-O3	Support	RETAIN SD-VK-O3 as notified; OR Wording with similar intent and effect. AND Any consequential amendments.	• Supports the objective.
217.6	Cato Bolam Consultants Limited	SD-VK-O3	Support	RETAIN SD-VK-O3.1. AND Any other relief that is consistent with and/or consequential to the submission.	• The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
253.7	McRobbie Dowling Limited	SD-VK-O3	Support	RETAIN SD-VK-O3.	• Intent of objective is supported being to enable primary production activities operate efficiently and effectively..
263.5	Daytona Trust	SD-VK-O3	Support	RETAIN SD-VK-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	• The recognition for primary production activities to operate efficiently and effectively is supported.
273.5	J Grigg	SD-VK-O3	Support	RETAIN SD-VK-O3.as notified. AND Any other relief that is consistent with and/or consequential to the submission.	• The District Plan should support primary production activities and manage reverse sensitivity effects.
285.5	S & R Brunt	SD-VK-O3	Support	RETAIN SD-VK-O3. AND any other relief that is consistent with and/or consequential to this submission.	• The District Plan should support primary production activities and manage reverse sensitivity effects.
289.5	Tappenden Holdings Limited	SD-VK-O3	Support	RETAIN SD-VK-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	• The recognition for primary production activities to operate efficiently and effectively is supported.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Vision for Kaipara

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
291.6	Tovolea Farm Ltd	SD-VK-O3	Support	RETAIN SD-VK-O3. AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The District Plan should support primary production activities and manage reverse sensitivity effects.
300.6	Bream Tail Residents Association Incorporated	SD-VK-O3	Support	RETAIN SD-VK-O3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The recognition for primary production activities to operate efficiently and effectively is supported.
283.35	Northpower Limited and Northpower Fibre Limited	SD-VK-O8	Amend	AMEND SD-VK-O8 as follows: “ <u>Subdivision and</u> Development is integrated and phased with the provision of appropriate and affordable infrastructure.” AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The objective is supported but should refer explicitly to “subdivision” as well as development.
26.4	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	SD-VK-O8	Oppose	AMEND SD-VK-O8 as follows: <ol style="list-style-type: none"> Development is supported by affordable <u>appropriate</u> infrastructure; and Development is integrated and phased with the provision of appropriate and affordable infrastructure. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> It is unclear what the reference to affordable in the objective is intended to mean. The reface to “appropriate” should be sufficient and where relevant address any matters of affordability.
217.13	Cato Bolam Consultants Limited	SD-VK-O8	Support	RETAIN SD-VK-O8. 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 other Proposed District Plan chapters or maps.
247.10	Foodstuffs North Island Limited	SD-VK-O8	Support	RETAIN SD-VK-O8 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports this objective and the provision of affordable infrastructure.
330.12	New Zealand Transport Agency	SD-VK-O8	Support	RETAIN SD-VK-O8 as notified.	<ul style="list-style-type: none"> Objective SD-VK-O8 is strongly supported as the integration of infrastructure and development is a critical issue that must be addressed.