

Proposed Kaipara District Plan
VOLUME 9 – Summary of Submissions being Renotified on 21 April 2026

Kaipara District Council is notifying specific submission points from five submissions on the Proposed District Plan (PDP). This is to provide the public with an opportunity to either oppose or support points that require corrections.

The submissions are:

- Submission # 136.50 - Federated Farmers of New Zealand
- Submission # 136.63 - Federated Farmers of New Zealand
- Submission # 253.13 - McRobbie Dowling Ltd
- Submission # 315.5 - Horizon Surveying and Land Development
- Submission # 315.15 - Horizon Surveying and Land Development
- Submission # 359.2 - M Calder
- Submission # 367.70 - Te Uri o Hau
- Submission # 367.72 - Te Uri o Hau

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: [Proposed District Plan Submissions](#) (scroll down to “Original 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 21 April to 5 May 2026, 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: mwalters@kaipara.govt.nz
 - Post it to: Policy and Planning 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 9 March 2026

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. Submitter Contact Details are available within the Form 6.

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 endeavour 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 NOTIFIED ON 21 APRIL 2026**

Submission Point No.	Submitter	Plan Section	Position	Summary of Decision Requested	Reasons
FEDERATED FARMERS OF NEW ZEALAND – NORTHLAND PROVINCE SUBMISSIONS:					
136.50	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O3 as notified.</p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> • Supports the objective ECO-O3 as notified.
136.63	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>DELETE NFL-S5.</p> <p>AND</p> <p>ADD NFL-S5 to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> • The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. • The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.

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McROBBIE DOWLING LIMITED SUBMISSION:					
253.13	McRobbie Dowling Limited	Subdivision	Oppose	<p>DELETE SUB-P1.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Policy is too narrow when applied to all zones. • Not all vegetation should be incorporated in a subdivision design. • Submitter considers the Natural Environment Values provisions afford sufficient protection.

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HORIZON SURVEYING & LAND DEVELOPMENT SUBMISSIONS:					
315.5	Horizon Surveying & Land Development	Planning Maps	Oppose	<p>DELETE (inferred) the Mangawhai-Hakaru Managed Growth Area overlay.</p> <p>AND</p> <p>ADD more flexible tools such as structure planning, revised zoning, and infrastructure assessments to support responsive and context-sensitive growth.</p>	<ul style="list-style-type: none"> • Intent to coordinate growth and infrastructure is sound, but the mechanism is too rigid, and risks unnecessarily constraining development. • Does not allow for responsiveness to landowner readiness, infrastructure staging, or changing demand.
315.15	Horizon Surveying & Land Development	Definitions	Amend	<p>AMEND/DELETE the definitions of "Impermeable Surface" and/or "Impervious Surface" so that they are consolidated to remove duplication and ensure clarity.</p> <p>AND</p> <p>AMEND the definition of "Impermeable Surface" and/or "Impervious Surface" to clarify whether earth worked areas are intended to be included as the reference to "non-vegetated surfaces" may unintentionally include areas that have been subject to earthworks.</p> <p>AND</p> <p>AMEND the definition of "Impermeable Surface" and/or "Impervious Surface" to provide consistent treatment of features such as wooden decks (clause i.) or slatted decks (clause vii.)</p> <p>AND</p> <p>AMEND the reference to "Rain Tanks" in the definition of "Impermeable Surface" and/or "Impervious Surface" to be "Rainwater Collection Tanks" for clarity.</p>	<ul style="list-style-type: none"> • There is unnecessary overlap between the definitions of "Impermeable Surface" and "Impervious Surface". • Some of the references used in the definitions are duplicative and/or lack clarity and could be confusing.

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M CALDER SUBMISSION:					
359.2	M Calder	General Residential Zone	Support	RETAIN GRZ-R3 a-d including that locations not served by a reticulated wastewater system are only allowed 1 dwelling per 2000m ² of net site area.	<ul style="list-style-type: none"> • No reasons provided.

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TE URI O HAU SUBMISSIONS:					
367.70	Te Uri o Hau	Strategic Direction	Amend	<p>ADD new objectives and policies around Integrated Management and avoiding adverse effects of development on freshwater bodies. Include provision of avoiding development and minimizing effects on freshwater bodies identified as significant by mana whenua in Deed of Settlement and other iwi and hapū planning documents.</p>	<ul style="list-style-type: none"> It is unclear what the Natural Environment objectives are seeking to achieve or why the Natural Environment Values are separated out from the strategic direction chapter. There is also no objective for support in rural character or environment, and no mention of protecting and preserving mana whenua values in these areas. There is also no mention of protecting mana whenua values in the natural environment, in particular freshwater bodies including the receiving environment. This is inconsistent with the National Policy Statement for Freshwater Management, the Hierarchy of Obligations and in particular Objective 2.1(1) and Policies 2, 3, and 4.
367.72	Te Uri o Hau	Strategic Direction		<p>ADD new policies to the Strategic Directions -Tangata Whenua, including the following: <u>Enabling mana whenua to exercise Rangatiratanga and Kaitiakitanga</u></p> <ul style="list-style-type: none"> <u>Also: to ensure that in the use, development, and protection of natura land physical resources, the views and interests of the tangata whenua are fully represented at every stage of the process, including the preparation and implementation of the District Plan</u> 	<ul style="list-style-type: none"> There is no detail on issues of significance to mana whenua. There is only one Objective under the Strategic Direction which implies that there are no issues, other than ‘recognising and providing for’ tangata whenua relationship with lands, water, sites wāhi tapu, and other taonga. We agree with this Objective, but request that amendments are made in the PDP to include more objectives, policies and methods that support the aspirations of Te Uri o Hau. For instance, the issues, objectives and

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					<p>policies set out in the Hapu Environmental Management Plan for Te Uri o Hau describe a number of activities that are of concern. This includes land use activities around sites of significance, the impact of residential development on Te Uri o Hau cultural values and the impact on climate change and development in areas prone to natural hazards.</p>