

Section 32 Report

Part 2

Section 32 Overview Report

Prepared for the
Proposed Kaipara District Plan

Prior to Notification

28 April 2025

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ABBREVIATIONS USED IN THIS REPORT

Iwi-hapu environmental management plan	IHEMP
Kaipara District Council Operative District Plan	KDP
Kaipara District Spatial Plan	KDSP
Local Government Act 2002	LGA
Long Term Plan	LTP
National Environmental Standard	NES
National Policy Statement	NPS
New Zealand Coastal Policy Statement	NZCPS
Northland Regional Council	NRC
Northland Regional Policy Statement	NRPS
Proposed Kaipara District Plan	PDP
Proposed Regional Plan	PRP
Regional Water and Soil Plan	RWSP
Resource Management Act 1991	RMA
Section 32 of the RMA	s32
Section 42A of the RMA	s42A
Structure Plan	SP

1. INTRODUCTION

1. This report provides an overview of the PDP. It introduces the individual reports prepared under s32 of the Resource Management Act 1991 (RMA) to accompany the Proposed Kaipara District Plan (PDP) and records information about the district plan review process that led to the PDP.
2. Section 32 requires an evaluation report, examining the extent to which the objectives of the plan are the most appropriate way to achieve the purpose of this Act; and whether the provisions (policies and rules) are the most appropriate way to achieve the objectives, by reference to reasonably practicable options, efficiency, and effectiveness. This document is Part 1 of that evaluation.
3. Part 2 comprises separate s32 reports that have been prepared for each of topic in the PDP. These present a detailed evaluation for each topic and describe the specific consultation undertaken for the topic.
4. The separate s32 reports are:

District-wide Matters

Strategic direction	Coastal Environment
Infrastructure	Natural Features and Landscapes
Renewable Electricity Generation	Natural Character
Transport	Public Access
Contaminated Land	Subdivision
Hazardous Substances	Earthworks
Natural Hazards	Financial Contributions
Historic Heritage	Light
Notable Trees	Noise
Sites and areas of significance to Māori	Signs
Ecosystems and Indigenous Biodiversity	Temporary Activities

Area-specific Matters

General Residential Zone	Sport and Active Recreation Zone
General and Rural Lifestyle Zones	Estuary Estates (Mangawhai Central)
Commercial Zone	Trifecta Development Area
Heavy Industrial Zone	Mangawhai Hills Development Area
Light Industrial Zone	Hospital Zone
Natural Open Space Zone	Māori Purpose Zone
Open Space Zone	

5. This overview report should be read with the separate s32 reports. This report details the district plan background and review process undertaken by Kaipara District Council leading to the notification of the PDP. This information, relevant to all the s32 reports, is presented here to avoid repetition of the material in multiple reports.

6. This report incidentally provides evaluation of the appropriateness of proceeding with the notification of the PDP. While there is no statutory requirement for this, (s32 refers only to evaluating objectives, policies and methods including rules) it seems worthwhile to consider whether notification of the PDP meets the purpose of the RMA and its effectiveness, efficiency, and costs and benefits relative to maintaining the status quo.
7. The topics covered in this report are:
 - Statutory and Policy Context
 - District Context
 - Methodology
 - Elected members Working Party 2023-24
 - Consultation
 - Council consideration
 - Proposed District Plan
 - Plan design.

2. Statutory and Policy Context

2.1 Resource Management Act 1991

8. The Council must have a District Plan that meets the requirements of the RMA. The district plan must be prepared in the manner set out in RMA Schedule 1 (s73.)
9. The purpose of district plans, under in s72 RMA, is to assist territorial authorities to carry out their functions to achieve the Act's purpose. The purpose of the Act is to promote the sustainable management of natural and physical resources (s5). In achieving this purpose, authorities need to recognise and provide for matters of national importance identified in s6, have particular regard to other matters listed in s7, and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under s8.
10. RMA s31 sets out the functions of territorial authorities under the Act, in summary:
 - Achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.
 - Ensure sufficient development capacity in respect of housing and business land to meet the expected demands of the district.
 - Control the actual or potential effects of the use, development, or protection of land, including for the purpose of avoiding or mitigating natural hazards; and the preventing or mitigating adverse effects of contaminated land; and maintaining indigenous biological diversity.
 - Control of the emission of noise and the mitigation of the effects of noise.

- Control the effects of activities in relation to the surface of water in rivers and lakes.

11. Sections 74 and 75 set out specific requirements for the content of district plans (discussed later in this report.)

2.1.1 Section 32

12. Schedule 1 of the RMA sets out the required process for preparing a proposed plan. Clause 5 provides:

A local authority that has prepared a proposed policy statement or plan must (a) prepare an evaluation report for the proposed policy statement or plan in accordance with section 32 and have particular regard to that report when deciding whether to proceed with the statement or plan; ...

13. S32 requires that the evaluation report:
 - examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act;
 - examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by identifying other reasonably practicable options for achieving the objectives;
 - assess the efficiency and effectiveness of the provisions in achieving the objectives; and
 - summarise the reasons for deciding on the provisions.
14. The evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.
15. When assessing efficiency and effectiveness of the provisions in achieving the objectives of the proposed plan the report must, under s32(2):
 - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.”*

16. Section 32(4A) requires the report to summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.
17. These requirements are addressed in each of the s32 reports. Engagement with iwi authorities is summarised later in this report.

2.2 Guidance from case law

18. Key points from relevant case law on s32 evaluations that have influenced Council's approach to the evaluation are:
 - 'most appropriate' means "suitable, but not necessarily superior" ¹
 - it is not necessary for each objective individually to be the most appropriate way of achieving the purpose of the Act. This is because objectives may interrelate and have overlapping ways of achieving sustainable management ²
 - a "holistic" approach should be taken rather than a more focused, vertical or "silo" approach to objectives, policies and methods.³

2.3 District plan content

19. RMA s75 specifies contents of district plans. Some content is mandatory and some optional. Objectives, policies and rules must be included. District plans must give effect to higher order RMA policy documents, be not inconsistent with some other documents. These are discussed below.
20. Optional content includes statements of issues, methods other than rules and monitoring processes, among other things. The PDP does not generally include this optional content, to keep the plan reasonably compact. The Overview sections of some chapters do outline resource management issues being addressed. Under s75, plans may incorporate material by reference, and this option has been adopted in the PDP, as discussed later in this document.

2.3.1 National and regional planning documents given effect

21. The district plan must give effect to national policy statements (NPS), the New Zealand coastal policy statement (NZCPS), the National Planning Standards, and the Northland Regional Policy Statement (NRPS.)

NPS and NZCPS

¹ Rational Transport Soc Inc v New Zealand Transport Agency HC Wellington CIV-2011-485-2259

² Rational Transport Soc Inc v New Zealand Transport Agency [2012] NZRMA 298 (HC)

³ Art Deco Soc (Auckland) Inc v Auckland Council [2012] NZEnvC 125, [2012] NZRMA 451

22. Issued under the RMA, national policy statements provide national direction for matters of national significance relevant to sustainable management.
23. The NPS currently in force are listed below and further summarised in Appendix 2:
 - National Policy Statement for Freshwater Management (NPS-FM)
 - National Policy Statement for Highly Productive Land (NPS-HPL)
 - National Policy Statement for Renewable Electricity Generation (NPS-REG)
 - National Policy Statement on Electricity Transmission (NPS-ET)
 - National Policy Statement on Urban Development (NPS-UD)
 - National Policy Statement for Indigenous Biodiversity (NPS-IB)
 - New Zealand Coastal Policy Statement (NZCPS).
24. The NPS and NZCPS are summarised more fully in Appendix 2 to this document. The PDP gives effect to all the operative documents as required, except NPS-IB, for reasons set out in Appendix 2 and the Biodiversity s32 report. The individual s32 reports discuss NPS applicable to each topic in more detail.

National Environmental Standards

25. National environmental standards prescribe standards that councils must enforce. These are contained in Regulations made by Government. The NES currently in force are listed below and further summarised in Appendix 3:
 - The National Environmental Standard for Air Quality, 2004
 - The NES for Sources of Drinking Water, 2007 (NES-DW)
 - The NES Electricity Transmission Activities, 2009 (NES-ET)
 - The NES for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NES-CS)
 - The NES for Telecommunication Facilities, 2016 (NES-TF)
 - The NES for Commercial Forestry, 2017 (NES-PF)
 - The NES for Freshwater, 2020 (NES-F)
 - The NES for Marine Aquaculture, 2020 (NES-MA).
 - The NES for Storing Tyres Outdoors, 2021 (NES-STO).
26. The last three NES on this list relate only to regional council functions, so are not relevant to the PDP.
27. The separate s32 reports outline PDP approaches to NES where relevant to each topic.

Northland Regional Policy Statement (NRPS)

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28. The district plan is required to give effect to the Northland Regional Policy Statement 2016 (NRPS) produced by Northland Regional Council. It requires specific actions for territorial authorities to give effect to policies on regional issues including:
- Fresh and coastal water
 - Indigenous ecosystems and biodiversity
 - Infrastructure and economic activities
 - Regional form
 - Issues of significance to tangata whenua – participation in resource management, and natural and physical resource
 - Natural hazards
 - Natural character, features, landscapes and historic heritage.
29. The separate s32 reports detail the requirements of NRPS in relation to each relevant topic and evaluate the response of the PDP.
30. In giving effect to the NRPS, PDP approaches are required to differ from the KDP approaches on some topics. The KDP predates NRPS and some KDP content (e.g. on natural hazards, high class soils, and indigenous biodiversity) has had to be reviewed to ensure the PDP gives effect to the NRPS on these topics.
31. The NRPS sets out⁴ the respective roles and responsibilities of the regional and district councils where functions overlap, for:
- Natural hazards – responsibilities for controlling the use of land to avoid or mitigate natural hazards or any group of hazards
 - Hazardous substances – responsibilities for controlling the use of land to prevent or mitigate the adverse effects of the storage, use, disposal, or transportation of hazardous substances.
 - Indigenous biological diversity – responsibilities for the control of the use of land to maintain indigenous biological diversity.
32. The PDP gives effect to the NRPS.

Water conservation orders

33. A district plan must not be inconsistent with water conservation orders, but no water conservation orders are applicable to Kaipara District.

Regional plans

⁴ NRPS section 1.6 – this allocation of responsibilities is required by RMA s 62(1).

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34. A district plan must not be inconsistent with a regional plan for matters within regional council functions. The Northland Regional Council (NRC) has three Operative Regional Plans. Regional plans focus on the delivery of regional council functions, so generally have less relevance to a district plan.
- Regional Water and Soil Plan (update published May 2016): to promote the sustainable management of the water and soil resources in Northland.
 - Regional Coastal Plan (May 2016): to promote the sustainable management of the natural and physical resources in relation to the coastal marine area. The Coastal Marine Area (CMA) is seaward of mean high-water springs, and therefore not part of the district, the interface between the seaward and landward components of the coastal environment is relevant to the PDP.
 - Air Quality Plan (May 2016): manages the discharge of contaminants to air from industrial and trade processes and other activities.
35. The Proposed Regional Plan for Northland is a combined regional air, land, water, and coastal plan and will replace the three operative regional plans. This plan was notified in 2017 and is currently subject to appeals. Large parts of the plan are now past appeal and have legal effect.
36. The PDP is not inconsistent with the operative and proposed regional plans. See individual s32 reports, for each topic.

2.4 National Planning Standards

37. The National Planning Standards provide nationally consistent structure, format, definitions, and electronic functionality and accessibility, which all district plans must adopt. The National Planning Standards (first set) came into force in 2019 and are enabled by sections 58B-58J of the RMA.
38. The planning standards determine the sections that should be included in a district plan. Mandatory directions are also set out to determine how a district plan should be ordered. The standards detail the names of the parts and chapters, the order chapters must be placed in, the location of types of provisions, a suite of zones to choose from, abbreviations to be used (such as for activity statuses and names of chapters and zones), ordering of rules (according to activity status), numbering, colours and symbols for mapping, definitions to be used for certain terms, and a timeframe for when plans must be published in e-plan format.
39. The PDP has been formatted accordingly. The PDP adopts the chapter order, content, and naming required by the National Planning Standards. This means that the PDP has a different “look and feel” from the Operative Kaipara District Plan (KDP.) However, formatting changes do not of themselves change the environmental outcomes. The individual s32 reports highlight the substantive changes from KDP on their topics.

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40. The National Planning Standards allow scope for the exercise of council discretion on some matters. Councils are given authority to choose from several options specified in the standards and choose an appropriate provision to apply the provision to the local circumstances.
 41. The standards list the zones that can generally be used in district plans. Councils can choose from the list the zones that are appropriate for their district. Council also can create additional special purpose zones when the proposed land use activities or anticipated outcomes are significant to the district, are impractical to be managed through another zone or spatial layers. The PDP includes some special zones, as detailed later in this report.

Definitions

42. The National Planning Standards include a Definitions List. District plans must use these definitions for terms used in the same context. Plans may include additional defined terms with a different meaning or context.
43. The standards also provide that definitions taken from legislation must be the version included in the legislation on the date of gazettal of the standard (November 2019.) Councils can add diagrams to illustrate definitions and state how definitions relate to one another with nesting tables or Venn diagrams.
44. The Definitions chapter of the PDP includes most of the National Planning Standards definitions. These have coloured shading to indicate their source. The Definitions also chapter includes additional defined terms, along with diagrams and nesting tables, to further assist plan users. Some definitions from legislation are included, with the full wording given in the Definitions chapter.

2.5 Iwi Management Plans

45. The District Plan must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (RMA s74(2A).) (These plans are often abbreviated with the shorthand “IHEMP” – “iwi-hapu environmental management plan.”)
46. IHEMPs describe resource management issues of importance to Tangata Whenua. The plans may also contain information relating to specific cultural values, historical accounts, and descriptions of areas of interest (Iwi/hapū boundaries/rohe) along with consultation/engagement protocols for resource consents and monitoring, plan changes and matters of significance for Tangata Whenua.
47. There are four IHEMPs relevant to Kaipara District, listed below, with the relevant Iwi:

- Te Uri o Hau Kaitiakitanga o te Taiao⁵ (Te Uri o Hau)
- Nga Ture Mo Te Taiao O Te Roroa⁶ (Te Roroa)
- Te Kawerau ā Maki Iwi Management Plan⁷ (Te Kawerau ā Maki Iwi Tribal Authority)
- Patuharakeke Hapū Environmental Management Plan 2014⁸ (Patuharakeke)

48. Topics covered in the IHEMPS include relationship building, cultural landscapes, sites of significance and access, retention of Māori land and relationship with marae, soil and mineral extraction and use, biodiversity and ecosystem management, forestry, bioprospecting; climate change, control of GE, economic development, windfarms, agriculture, tourism, Mangawhai development, and Kaipara Moana.
49. The PDP takes these into account. The s32 reports on Strategic Directions, Sites and areas of significance to Māori, and the Māori Purpose Zone contain the most relevant content, but all chapters of the plan take the IHEMPS into account. Pre-notification engagement provided further guidance around issues relevant to the PDP. Engagement processes are described later in this report.

2.6 Other legislation and Policy Documents

50. Other legislation and regulations that are relevant and were considered when preparing the PDP include the following. The PDP and individual s32 reports reference these where relevant.
- Local Government Act 2002
 - Building Act 2004
 - Heritage New Zealand Pouhere Taonga Act 2014
 - Land Transport Management Act 2003
 - Hazardous Substances and New Organisms Act 1996 (HSNO)
 - Civil Defence Emergency Management Act 2002
 - Reserves Act 1977
 - Health and Safety at Work Act (HSWA) 2015

⁵ <https://www.nrc.govt.nz/media/z5iipbvvt/te-uri-o-hau-environmental-management-plan-2011.pdf>

⁶ <https://www.nrc.govt.nz/media/0z4cnfv/2019-reviewed-version-te-ro-roa-iwi-environmental-policy-document-emp-2021-ratified.pdf>

⁷ <https://gkz.f9f.myftpupload.com/wp-content/uploads/te-kawerau-a-maki-1995.pdf>

⁸ <https://patuharakeke.s3.ap-southeast-2.amazonaws.com/public/website-downloads/Patuharakeke-Hapu-Environmental-Management-Plan-December-2014.pdf?vid=3>

- Telecommunications Act 2001
- Te Ture Whenua Maori Act 1993
- Te Uri o Hau Claims Settlement Act 2002
- Te Roroa Claims Settlement Act 2008
- Ngāti Manuhiri Claims Settlement Act 2012
- Te Kawerau ā Maki Claims Settlement Act 2015.

2.7 Local Policies, Plans, and Strategies

51. In addition to the requirements of section 75, when preparing or changing a district plan, a territorial authority shall have regard to some other documents (s74.) Those relevant to the PDP are outlined below:

Management plans and strategies prepared under other Acts

52. Long-term plans and annual plans of Kaipara District Council relate to prioritising and funding of council activities. The capacity of council to implement district plan policy options has been a factor in choosing options. Long-term and annual plans will have important influence on the PDP into the future. Aspects such as ongoing plan implementation, administration, monitoring, research and policy development are reliant on council funding. Development of plan provisions to respond to growth and the changing climate also depend on funding availability.
53. “Kaipara District Spatial Plan – Ngā Wawata 2050 – Our Aspirations” (December 2020) bring together the spatial planning and economic development projects in the district. It identifies the elements that influence development and management of the district’s physical environment. It sets a framework for future growth in the district’s towns and villages and to help leverage growth and development. Urban Spatial Plans for Dargaville, Maungatūroto, Kaiwaka and Mangawhai are included, supplemented with the development potential of smaller settlements and villages, especially along the coast and the Kaipara Harbour. This material was the starting point for identification of zones and zone boundaries in the PDP.
54. “Kaipara Kai” brings together research on opportunities to increase food production in the district, along with a topo-climate study, crop research, a feasibility study and a kai activation plan. This material was a factor in decisions around rural zoning and giving effect to the NPS-HPL.

New Zealand Heritage List/Rārangi Kōrero

55. Heritage items listed under the Heritage New Zealand Pouhere Taonga Act 2014 have been included in the PDP.

Projects under the Urban Development Act 2020

56. Council engaged with Kāinga Ora during the district plan review, including discussion of any relevant projects that might be affected by the PDP. Responses from Kāinga Ora have been considered.

Plans of adjacent territorial authorities

57. The council is required to consider the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities: RMA s74(2)(c). Kaipara borders Far North, Whangarei and Auckland. Where there are common issues, the adjacent district plans have been reviewed in identifying options. As a result, some PDP policies and rules adopt similar policy approaches and incorporate wording from these plans. The Far North and Whangarei proposed plans are in National Planning Standards format, giving useful guidance for formatting of the PDP.

National Adaptation Plan and Emissions Reduction Plan

58. The Government's National Adaptation Plan (2022) and second Emissions Reduction Plan (2024) under the Climate Change Response Act 2002 were considered in preparing the PDP.

Bylaws

59. The Council has bylaws made under the Local Government Act and other Acts, that deal with a diverse range of subjects. For example, bylaws address signs on roads, solid waste, trade waste, food safety and the use of geothermal resources. These bylaws may be relevant to activities controlled under the district plan. Individual s32 reports identify and discuss bylaws where relevant.

Engineering Code of Practice

60. Engineering codes of practice published by the council state the acceptable specifications and standards for infrastructure such as pipes and roads throughout the district. The code ensures infrastructure is safe and fit for purpose, ensuring consistency and reliability. Compliance with the code is critical for Council's acceptance of vested infrastructure. The code benefits the purchasers of new sections and buildings, giving them confidence about the integrity of the property they are purchasing. At the same time, the standards benefit developers, giving them clarity around council requirements and enabling them to estimate costs in advance.
61. The current code is the Kaipara District Council Engineering Standards 2011. This document is referenced in the PDP, making compliance with the code a specific requirement for subdivision and a range of land uses. The 2011 document was under review at the time of notification of the PDP. The current Engineering Standards are expected to remain in the District Plan until replaced by the new Standards.

Reserve Management Plans, and conservation management strategies and plans

62. Reserve Management Plans apply to reserves held under the Reserves Act 1977. Conservation management strategies and plans apply to conservation areas administered by the Department of Conservation. The PDP has been prepared with a view to ensuring that the PDP and reserve and conservation strategies and plans are complimentary in protecting and managing the use of the relevant land. Permitted activities in the open space zones include activities undertaken in accordance with those documents. Further detail is contained in the Open Space s32 report.

3. District Context

3.1 State of the Environment

3.1.1 National and regional state of the environment reports

63. Nationally, the Environment Aotearoa 2019 report⁹ provides a synthesis of previous reports on specific aspects of New Zealand's environment. The report identifies these issues:

- Our native plants, animals and ecosystems are under threat
- Changes to the vegetation on our land are degrading the soil and water
- Urban growth is reducing versatile land and native biodiversity
- Our water ways are polluted in farming areas
- Our environment is polluted in urban areas
- Taking water changes flows, which affect our freshwater ecosystems
- The way we fish is affecting the health of our ocean environment
- Aotearoa New Zealand has high greenhouse gas emissions per person
- Climate change is already affecting Aotearoa New Zealand.

64. Regionally, a state of the environment report was last published in 2012.¹⁰ While the content is dated, these points regarding the natural environment of Northland remain relevant to the district plan review:

- Cyclones can cause high rainfall of 100 mm/hour and flooding.
- Droughts are common during summer – there is a need for more water storage in the region to ensure greater resilience in 'dry' years.
- Flooding is the most frequent natural hazard that affects Northland.
- The New Zealand Land Inventory identifies over 230 different soil types in Northland, only 10% being highly versatile soils.
- Some 32% of Northland's land area remains in native vegetation including over half of the nation's remaining kauri forest. Forest and shrubland areas support a rich diversity of wildlife with large populations of nationally rare or declining species.
- There is significant potential for the development of further renewable electricity sources.

3.1.2 KAIPARA DISTRICT ENVIRONMENTAL SCAN 2023

65. Kaipara District Council published an Environmental Scan report in 2023, "Kaipara, Place, People and Key Trends".¹¹ The purpose of the scan was to provide a fact-based overview of the environment in

⁹ Ministry for the Environment and Statistics New Zealand (2019) "Environment Aotearoa 2019" <https://environment.govt.nz/publications/environment-aotearoa-2019/>

¹⁰ Northland Regional Council (2012) "State of the Environment Report." <https://www.nrc.govt.nz/media/pkohydpk/forewordandintroductionsoe2012.pdf>

which Kaipara District Council operates. This includes information on the physical environment, demographic trends, economy and state of the district's infrastructure. The document was intended to inform decision-making. The scan content most relevant to the district plan review is summarised below.

Population

66. The scan reports that the estimated resident population of Kaipara District was 27,200 in 2022.¹² The population grew strongly in the previous ten years, with growth primarily focused around Mangawhai, due to its proximity to Auckland and coastal lifestyle offerings. Dargaville and its surrounds saw sustained population growth in response to growing local employment. Rural areas saw stable or slightly declining populations as advances in technology have seen a need for fewer workers in the primary sector, particularly dairy. These trends were forecast to continue with Kaipara continuing to experience strong growth over the short term (3% in the year to June 2023), slowing to an average of 1.5% per annum over the period 2022 to 2030 and easing further thereafter, though remaining positive for the remainder of the projection period to 2054.
67. Most areas of Kaipara had medium to low wellbeing scores according to the New Zealand Index of Multiple Deprivation. Deprivation was generally worse in urban centres than in the rural areas with indicators for access to services scoring particularly poorly across all areas.
68. The agriculture, forestry, and fishing industry employed 24% of the district's workforce in the year ended March 2021. Construction and manufacturing also employed substantial segments of the workforce, employing 13% and 12% of total employed persons respectively. Kaipara's unemployment rate remains near a decade-low of 2.3%.

Infrastructure

69. Regarding infrastructure the scan stated:

Kaipara's infrastructure needs improvement. Kaipara has poor connectivity (both internally and to the rest of New Zealand) via road and rail. Road connections have significant areas of low resilience. Of Kaipara's local roads (roads other than state highways) 71% or 1,120kms are unsealed and 29% or 457kms are sealed. These land transport challenges impact on access to international markets for Kaipara's goods.

Rail services on the Dargaville branch are suspended though the line remains in place for future use. The key reason for rail's failings in Northland is the network has no connection to Northland's port (although a connection is planned. Development of Northport at Marsden Point could benefit Kaipara district, by improving its connectivity to international and domestic markets and through increasing employment.

¹¹ KDC (2023) "Kaipara, Place, People and Key Trends"

<https://www.kaipara.govt.nz/uploads/policy/Kaipara%20Environmental%20Scan%202023%20.pdf>

¹² The usually resident population of Kaipara District at the 2023 Census was 25,899, still strong growth.

Electricity supply in Kaipara is improving with projects to improve distribution and resilience of the Northpower network. Local electricity generation is also improving with additional local generation having recently been constructed and more consented.

Kaipara's telecommunications infrastructure is undergoing considerable improvement with increasing mobile phone and broadband coverage and expansion of the ultra-fast broadband fibre network.

Potable water supplies and reticulated wastewater systems are provided to a limited number of Kaipara communities. Mangawhai is currently almost entirely dependent on private rainwater tanks for its water supply. Mangawhai's wastewater scheme is relatively new and can have its capacity progressively increased to cope with Mangawhai's growth into the future. However, an additional disposal site for the treated wastewater will be required as wastewater volumes grow. Across the remainder of the district's water, wastewater and stormwater networks, ageing infrastructure will create the need for increased renewals over the next five to ten years.

For land drainage areas, there are concerns over the ability of rural communities to fund the necessary upgrades to prepare drainage systems for the effects of climate change.

Kaipara is generally undersupplied with social infrastructure, largely due to its small population base limiting its ability to support a full range of services. Health care services are particularly limited, as are opportunities for tertiary education and there is no secondary school in Mangawhai.

Soil and climate

70. The scan reported Kaipara district has a diverse range of soil types. Soil type is highly localised, including sandy soils derived from weathered sand dunes, hill country soils derived from strongly weathered sedimentary or volcanic rocks, and alluvial and peat soils deposited on flood plains and river terraces. A significant limiting factor of Kaipara's soils is drainage, with many of the most versatile soils having imperfect drainage. The most versatile soils in Kaipara are found on the flood plains around the Northern Wairoa River.
71. Rainfall varies throughout the year, and from year to year with the risk of both floods and droughts. Droughts and storms can endanger essential services and the prosperity of Northland's primary industries. Between 2010 and 2022, Kaipara experienced four droughts and 11 floods.
72. Both the lack and abundance of rain can pose significant problems for Council infrastructure with heavy rain causing slips and flooding. Droughts cause water restrictions. In an average year, there are between 50 and 70 days of soil moisture deficit for most areas of the Kaipara. The area around Mangawhai is particularly dry.

Effects of climate change

73. The scan indicated these possible adverse effects:
 - increased drought potential, with risk to water security, supply, and demand within the mid to late century

- natural hazards such as flooding, land instability, and coastal inundation may be exacerbated by the effects from climate change.

74. Also, some positive effects of climate change were indicated:

- In horticulture, new subtropical (and possibly tropical) crops will begin to be commercially grown as the climate warms. A lack of winter chilling will be limiting for the kiwifruit industry.
- Pinus radiata is expected to perform even better in a warmer Northland than it currently does. However, forestry potential may be negatively impacted by increasing wildfire conditions.

4. Methodology

4.1 Reason for the review

75. The District Plan must be reviewed to keep it up-to-date and to reflect changes in the community vision for district development, and higher-order policy directions. The Council must commence a review of a provision if the provision has not been a subject of a proposed plan, a review, or a plan change during the previous 10 years (RMA s79.)
76. The Operative Kaipara District Plan (KDP) became operative in 2013. There have been some plan changes since 2013, which have reviewed specific provisions, but the majority of KDP has been operative for 10 years and a review is therefore required.
77. Apart from the statutory requirement to review, changes to the environment, for example those due to population growth and increasing concern about issues such as natural hazards and climate change, indicate that the KDP has become out of date. Kaipara District Council has responded to growth issues with the Kaipara District Spatial Plan (December 2020)¹³, which includes new structure plans for Mangawhai and other towns. Implementation of the spatial plan requires KDP changes, including the replacement of the Mangawhai Structure Plan 2005, which is still referred to in KDP despite being out of date.
78. There have also been substantial changes to the national and regional policy documents that influence district planning since 2013. The KDP predates key documents including the Northland Regional Policy Statement, and the national policy statements on freshwater management (NPS-FM), urban development (NPS-UD), and highly productive land (NPS-HPL.) The council is required to give effect to these documents (or parts of them) and KDP needs to be changed to do so. To take one example, the KDP rural policy framework has resulted in multiple subdivision applications on highly

¹³ Kaipara District Council (2020) "Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations"
<https://www.kaipara.govt.nz/uploads/spatial%20planning/Kaipara%20District%20Spatial%20Plan%20%20PART%20A%20Overview.pdf>

productive land being granted. This 'fragmentation' reduces the productive potential of the highly productive land and is contrary to NPS-HPL.

79. The National Planning Standards required KDP to be reformatted and republished in 2024. Reformatting is a significant amount of work, and while the standards do not directly require a substantive review, it is more efficient to review and develop a new plan than to reformat the out-of-date KDP in isolation.
80. Adjacent councils have produced or are producing new district plans. Consideration is needed as to the extent to which the District Plan should be consistent with neighbouring council's plans – RMA s74(2)(c).
81. The district plan review helps to ensure a clear, current, and forward-looking focus for the Plan and effective alignment with the above-mentioned legislative requirements and KDP issues.

4.2 District plan review process

82. During 2017, after a period of Government appointed Commissioners, the first elected Kaipara councillors raised concerns with staff regarding the KDP, and this culminated in a direction to commence an early review of the district plan in late 2017, four years after the DP became operative, well ahead of the scheduled 2023 10-year review requirement.
83. This was followed by workshops between elected members, Kaipara District Council consent planners, infrastructure and roading team members, and other staff, as well as community groups, to assist in the review process. This initial phase of the review was designed to obtain a broader understanding of what the perceived problems with the KDP were, where improvements could be achieved, and what a future district plan should consider.

4.2.1 Staff workshop 2018

84. Barker & Associates ('B&A') were engaged by KDC to run a workshop in May 2018 with KDC planning staff.¹⁴ The purpose of the workshop was to:
 - Identify the key resource management issues and opportunities facing the Kaipara District;
 - Determine which issues/opportunities should be prioritised for review;
 - Consider options to undertake the review (e.g. full plan vs "Rolling Review"); and
 - Review what approaches other councils are taking throughout New Zealand.
85. Common issues were identified in the staff workshop discussion:
 - The need to provide for strategic growth co-ordinated with infrastructure provision and well-timed

¹⁴ Barker and Associates *Workshop 7 May 2018 Summary Report*

- Demographic analysis needed into how to appropriate zone areas and provide for growth
- The Plan needs to better respond to and address climate change and natural hazards
- Provisions need to be designed to enable and support Council to take stronger positions on important issues
- Simplifying the plan and improving its ease of use and clarity
- The interface of activities in rural versus urban environments need to be more clearly set out
- Ecological corridor identification, protection, and creation is of importance.

86. The staff workshop developed these issues further, identifying work to be done as 'must-do' and 'should-do':

Must Do

- Strategic growth and demographics: issues of growth and infrastructure delivery being poorly co-ordinated; needing to understand the demand for growth and how it affects different areas; and providing for different housing typologies. It also encompassed the following sub-topics:
 - Development pressure
 - Rural zones: understanding demand and protecting productive land and rural amenity values;
 - Encouraging intensification while protecting character
 - Rural services: linking development to infrastructure
 - Providing community, sustainability, and urban design outcomes.
- Business and industrial land capacity and availability: understanding this is needed to provide appropriate zoning and understanding the effects of zoning on moving business activities. At least a high level of understanding was identified as being necessary.
- Hazards and risk analysis: This is of a high priority and requires immediate action as it is affecting many consents (particularly with respect to coastal inundation).
- Plan interpretation: Critiques of the KDP include that it is too wordy; non-specific objectives and policies; repetitive; has too many 'issues'; tries to account for every exemption which results in overly complex provisions; has an out-dated layout and design; has confusing 'notes' that affect interpretation; activity statuses require refinement; and definitions require clarification (e.g. childcare facilities, sleepouts/dwellings, travellers accommodation);
- Land use and subdivision rules: Require refinement and evaluation in conjunction with new zones; and
- Providing for the following key matters and outcomes:

- Environmental outcomes;
- Cultural and historic heritage;
- Natural resources;
- Infrastructure and transport; and
- Social planning and issues.

Should Do

- Plan infrastructure/E-plan: (Noted the then draft National Planning Standards would require this.)
- Education and awareness: Once a Plan has been prepared, the public should be educated about it on an on-going basis.

Rolling or full review

87. The workshop also considered the merits of rolling and full plan reviews. A rolling review involves reviewing specific parts of a district plan in order of priority, which enables the process to be spread out over time. A full review involves reviewing the entire plan at once.
88. A full review was favoured, bearing in mind the pros and cons, especially that rolling plan reviews are known to have significantly higher costs, as the preparation and hearings processes must be repeated for every chapter/review. Full plan reviews require more staff resource in a condensed period but as there is only one notification process, cost less overall.
89. These workshop conclusions were the starting point for the district plan review and guided the evolution of the PDP.

4.2.2 Elected members workshop 2019

90. In February 2019 an initial workshop was held with elected members to explore the key matters of concern or interest to elected members to inform the DP review. The conclusions of the 2018 staff workshop were presented to elected members, who endorsed the staff conclusions and approach.
91. Elected members considered that the KDP should better address issues such as climate change, natural hazards and that it needs to support and protect productive land use through addressing rural and residential zoning matters. Appropriate infrastructure planning in areas with renewed growth was also raised as an issue. Elected members identified issues related to the shortage of commercial and industrial zoned land availability and the need to retain the character and cultural identity of the district while providing alternative zoning and density solutions to meet the communities' needs and allow for appropriate growth.

4.2.3 Ongoing process

92. Throughout 2018 and 2019 as part of regular review updates and presentations at both briefings and Council meetings, elected members provided Council staff with decisions, direction, and input on a range of topics. Staff proceeded to develop the district plan review in this period. In March 2020, staff briefed elected members on progress, including budgets, a draft plan structure, gathering of technical reports, initial consultation, and the proposal for a comprehensive review, rather than rolling review.
93. The district plan review progressed steadily through 2020 to 2023. From March 2021 to June 2022 regular elected members briefings were held (14 briefings in total, summarised in Appendix 3.) The briefings resulted in the development of 14 public discussion documents (see below) that were published in August 2021 and culminated in the development of the Exposure Draft District Plan and its publication in August 2022.

4.2.4 Efficiency and effectiveness of KDP

94. A comprehensive monitoring and reporting system, which ideally forms the basis for an efficiency and effectiveness report, was not established for the KDP. To address this gap, Council staff prepared a report in June 2020, "Efficiency and Effectiveness Report 2013 Kaipara District Plan."
95. Based on information that had been workshopped and collated for the district plan review, the report found the KDP was not sufficiently clear and concise, and its policy direction was weak and lacked a strategic approach that recognised and allowed for appropriate, but well-planned growth. The KDP did not provide appropriate district planning mechanisms for climate change, natural hazards and ecological concerns.
96. The report called for the development of a well-constructed and functional monitoring strategy including key performance indicators and associated data collection requirements. This would provide the baseline to develop qualitative assessments, to meet the efficiency and effectiveness reporting requirements under the RMA s35 and enhance Council's state of the environment reporting.
97. This report was influential in the design of the PDP.

4.3 Public discussion documents

98. Community engagement proceeded in 2021 with the production of 14 discussion documents for public information and feedback. The discussion documents were distributed in hard copy and online.¹⁵ Public feedback was invited during August and September 2021. Topics covered in the discussion documents were:

- Coastal Environment

¹⁵ <https://www.kaipara.govt.nz/kaipara-district-plan-review/discussion-documents>

- Ecosystems and Indigenous Biodiversity
- Energy, Infrastructure and Transport
- General District-wide Matters
- Hazards and Risks
- Historical Heritage, Notable Trees and Sites and areas of significance to Māori
- Minerals and Quarrying
- Natural Character
- Outstanding Natural Features
- Outstanding Natural Landscapes
- Public Access
- Strategic Direction and Zoning
- Subdivision
- Tangata Whenua.

99. The documents were developed at a series of elected member briefings in 2021-22, described in Appendix 3. The documents presented the high-level issues for the district and suggested changes required for the new district plan. While there was no significant detail in these documents, it was an important step for the community to be able to engage with Council and provide feedback on the discussion documents. More detail around each topic was made available, linked on the council website.
100. Engagement on the discussion documents ran between 16 August 2021 and 10 September 2021. The documents were live on the district plan review webpage, together with a link for public feedback in this period. Prior to going live, a media release and radio advertising informed the community of the discussion documents. The longer council versions of the documents were also made available online. Staff engaged with Iwi prior to going live so they could inform their hapu/whanau.
101. To raise awareness of the discussion documents and to generate feedback, the discussion documents were promoted on Council's normal communication and social media platforms, including the Kaipara Kōrero and People's Panel. There were also two discussion document webinars as well as three drop-in sessions at Kaipara libraries (Mangawhai, Dargaville and Maungaturoto).
102. Feedback was given by 38 individuals or organisations across the discussion document topics. Summaries of the feedback on each discussion document were published on the council's website, together with recommended responses.¹⁶ This feedback was considered progressively by topic at seven council briefings between September 2021 and April 2022. At these briefings, councillors and staff developed the individual chapters of a full "Exposure Draft District Plan".

¹⁶ Summary of feedback: <https://www.kaipara.govt.nz/kaipara-district-plan-review/discussion-documents>

4.4 Exposure Draft

103. An Exposure Draft was formulated by April 2022, as elected members and staff workshopped the content of the Exposure Draft Plan through a series of seven District Plan review briefings. (Briefing topics are summarised in Appendix 3.)
104. The exposure draft took the form of a complete district plan but did not include some topics that were expected to be included in the PDP when notified. This was generally because work on that material was not finalised, or further guidance/direction from Government was awaited. Topics left out were:
 - Ecosystems and indigenous biodiversity (SNAs) – awaiting release of the National Policy Statement on Indigenous Biodiversity
 - KDC designations – not finalised at that time
 - Private Plan Changes to the Operative District Plan – not finalised.
105. In May 2022 staff sought council approval to release the Exposure Draft for non-statutory public consultation. Council requested a further briefing to clarify provisions included within the Exposure Draft and the possible impacts of these.¹⁷ A further briefing took place on 15 June 2022, when those topics were discussed.
106. In July 2022 Council resolved to approve the Exposure Draft Kaipara District Plan for non-statutory public consultation from 8 August to 16 September.¹⁸
107. Wide publicity was given to the exposure draft and call for feedback, on all the council's communication channels. The exposure draft in e-plan format (text and maps) was published on the council website, together with the earlier discussion documents and other supporting material.
108. Opportunities were provided for the public to discuss the Exposure Draft District Plan with Kaipara District Council. Local drop-in sessions, online webinars, and direct contact with Council planners (over the phone, or online through Microsoft Teams) were offered throughout August and September 2022.
 - 6 drop-in sessions were held in Ruawai, Paparoa, Maungaturoto, Kaiwaka, Mangawhai, and Dargaville in August.
 - 7 webinars were offered on various topics on 10, 17, 24, 25 and 31 August, and 1 and 2 September.
 - 7 'Chat to a planner' sessions were available on 15, 17, 19, 29, 30, 31 August and 1 September.

¹⁷ KDC Minutes 25 May 2022: <https://pub-kaipara.escribemeetings.com/FileStream.ashx?DocumentId=6106>

¹⁸ KDC Minutes 27 July 2022: <https://pub-kaipara.escribemeetings.com/FileStream.ashx?DocumentId=6281>

- 3 'Get help with your feedback' sessions were held on 6, 8 and 14 September.
109. The public were offered a range of ways by which to provide feedback on the Exposure Draft Plan. Feedback was received via two main sources: online e-plan responses by members of the public who were able to comment on specific or general parts of the Plan, and submissions from individuals, groups, and stakeholders, received by email. The responses received were:
- 141 e-plan responses via an online District Plan submission tool which enabled submitters to comment on specific provisions of the Plan.
 - 135 free-form responses, which submitters provided in their own formats, such as letters or longer documents.
110. A summary of the feedback was compiled by Global Research Limited.¹⁹ The feedback on some topics was workshopped with all elected members at briefings in early 2023. Suggested responses to the feedback, along with revisions and further development of draft plan chapters were considered at these briefings. Appendix 3 provides more detail about the content of these early 2023 briefings.

5. Elected members Working Party 2023-24

111. New elected members joined the Council after the council elections held in October 2022. On 31 May 2023, the new council considered how to progress the district plan review and resolved to set up a Working Party on the District Plan Review. The Working Party comprised Councillors Lambeth, Larsen (Chair), Manderson, Vincent and an external RMA expert to be appointed. No detailed terms of reference were given to the Working Party at that time.
112. After the council meeting, Mr Mark Farnsworth was appointed as the external RMA expert to assist the Working party. During the rest of 2023 and 2024 the Working Party met monthly and received briefings from Mr Farnsworth, council staff and consultants on the draft plan chapters and maps. These meetings had "public excluded" status. The Working Party indicated preferences for further development of text and mapping on each occasion. The Working Party met for the final time in December 2024, when they received a final briefing and overview of the draft plan.
113. A general theme of Working Party discussion was to make the draft plan "simple and enabling" and the exposure draft text and maps were modified accordingly. Changes to the draft planning maps were indicated, with draft zone boundaries changed to enable more development capacity, including for commercial and industrial activities within townships. Other map changes indicated by the Working Party were:

¹⁹ Global Research Limited (November 2022) draft Kaipara District Plan Public Consultation – Index version

- Zones to be removed: Large Lot Residential, Low Density Residential, Medium Density Residential, Rural Production, and Settlement zones
- Replacement zones: General Residential Zone replacing the draft residential zones and General Rural Zone and a new Rural Lifestyle Zone replacing the draft rural zones²⁰
- “Mangawhai-Hakaru Managed Growth Area” introduced in Mangawhai and the wider area, to manage growth with the provision of suitable infrastructure.

114. The Working Party proposed many changes to the draft plan text. For example, the draft subdivision provisions for zones were reviewed in detail. Multiple options for subdivision in the General Rural Zone were supported, including small lot subdivision, except in the Mangawhai-Hakaru Growth area. The draft Natural Hazards chapter revised to more closely reflect Regional Policy Statement content. The draft GMO chapter was to be removed among other changes.

6. Consultation

6.1 Approach

115. RMA Schedule 1 requires that during the preparation of a proposed policy statement or plan, the local authority concerned must consult various Government Ministers, local authorities, tangata whenua through iwi authorities, along with anyone else it wishes.
116. Many of the stakeholders gave feedback on the Exposure Draft Plan as described above. Public information has been available throughout on the council website. This section summarises the additional targeted community and stakeholder engagement undertaken during the plan development process, which helped to inform plan content and included targeted stakeholder engagement and broad community engagement.

6.2 Consultation with iwi authorities

117. There are seven iwi authorities with areas of interest within Kaipara District:
- Te Uri o Hau
 - Te Roroa
 - Te Kawerau ā Maki
 - Ngāti Manuhiri
 - Ngāti Whātua Rūnanga
 - Ngātiwai
 - Ngāpuhi.
118. After the KDP became operative in 2013, Council worked with Iwi entities and Mana Whenua using a range of agreements and methods. In 2014 a Stakeholder Relationship Management Plan was developed to assist with developing and maintaining relationships with stakeholders including Iwi. The Mana Whenua Forum has also been in place since 2014. The purpose of these quarterly meetings is

²⁰ A full list of zones proposed in the PDP is included in Part 8 of this document.

to increase the opportunities to develop Māori capacity to participate in the decision-making processes of Council.

119. There was significant engagement with Te Roroa and Te Uri o Hau in 2021-22 as the exposure draft was formulated. This included multiple hui and wānanga for staff to understand what needs to change in the district plan and how the provisions can better integrate consideration of Mana Whenua values.
120. Engagement with Tangata Whenua in 2021 on the content of new district plan brought these responses:
 - Align objectives, policies, and methods with the respective Iwi Management Plans and the Te Ao Māori/Māori world view.
 - Update provisions for Papakainga Development to support and encourage whanau to return to their whenua.
 - Support the development of Maori landholdings to ensure economically sustainable and resilient outcomes for landowners.
 - Include mechanisms to ensure consultation and/or a cultural assessment is undertaken with Tangata Whenua to protect sites and areas of significance to Maori.
121. Council considered these points and agreed to include provisions addressing these issues. The Exposure Draft Plan included Strategic Direction draft objectives that address some of the issues, with other issues addressed in other chapters of the PDP.
122. Council staff met with Ngāti Whātua Rūnanga on two occasions in 2022 to discuss their goals and aspirations in respect to the District Plan generally and in respect to proposed housing development, which may or may not be on settlement land. Given the uncertainty in respect to the timing of the Rūnanga's Settlement Claim, staff advised that a submission on the PDP might be a good solution to ensure the Rūnanga's future plans are considered as the PDP progresses through the RMA Schedule 1 process.
123. Through the preparation of the Proposed District Plan relevant content of the objectives and policies of the Iwi Management Plans (IHMP) has been taken into account in drafting plan provisions.
124. RMA s32(4A) requires Council to include in the evaluation report a summary of all the advice received from Iwi authorities on the District Plan Review and how Council has responded to that advice, including any provisions included in the Proposed District Plan that are intended to give effect to the advice. These requirements are addressed topic by topic in the separate s32 reports.
125. Council also engaged with other Tangata Whenua groups that may not be recognised Iwi Authorities. Kaipara District has three marae that do not have historical tribal links to Iwi Authorities and several

trust boards and other groupings. Council received and considered feedback from non-iwi groups on the exposure draft plan in 2022 and has been willing throughout to engage with them.

126. During 2023 and 2024, council staff invited iwi authority representatives to meet and discuss district plan development. The pre-notification draft plan was made available to Iwi and several hui were held to step iwi through the draft plan prior to notification.
127. Council has provided several opportunities to provide pre-notification advice to Council on the draft plan prior to notification, which has been documented by staff. Some Iwi prefer to put time and resources into a formal submission on the plan or let their hapu groups take the lead.
128. Individual s32 reports include information on Iwi engagement and feedback received relevant to report topics.

6.3 Other targeted stakeholder engagement

129. Workshops and meetings (including one-on-one meetings) with different interest groups (business, industry, heritage, and environment) were held around key topics. The separate s32 reports provide details of these events relevant to topics.
130. Designations are not required to be evaluated under s32 and therefore there is no s32 report for Designations. However, it is relevant to the discussion of stakeholder engagement that requiring authorities were advised of the district plan review and asked if they wished to include designations in the PDP during the district plan review, in accordance with the RMA. All the requiring authorities responded, providing lists of their requirements. Several requiring authorities also gave feedback on the exposure draft plan.
131. District plan chapters covering designations were drafted for each requiring authority. The draft chapters were sent to the requiring authorities in late 2024 to give them advance notice of what would be notified and to give them an opportunity to correct any errors or omissions.

7. Council consideration and adoption of PDP

132. On 12 February 2025, at an informal workshop, all councillors received the draft plan and staff briefing on its contents.
133. On 26 March 2025 Council was scheduled to meet and receive the final draft plan and covering staff report, for consideration and if thought fit, approve for notification.

8. Proposed District Plan

8.1 Format

134. The PDP format follows the requirements of the National Planning Standards. Accordingly it:

- Eplan that makes the Proposed Plan more accessible to the community;
- places a stronger focus on objectives and policies as these provide the decision making framework for resource consent applications;
- simplifies the provisions by providing separate provisions for individual district wide matters and zones;
- simplifies the rule structure by using colour coding to indicate status and uses a format that allows for a logical flow through different activity types.

135. More generally, compared to the KDP, the PDP is less wordy and more focussed on outcomes.

8.2 Substantive changes

136. Substantive changes in the PDP include:

- The PDP gives effect to new higher order policy directions (NPS and NRPS);
- The PDP objectives, policies and rules reflect changes in community values that have changed since the KDP was developed, giving rise to many detail changes compared to similar KDP provisions.
- The PDP has a strategic directions chapter to establish the over-arching objectives and policies for the district and to ensure activities are situated in appropriate locations to minimise adverse effects (e.g. reverse sensitivity effects) from occurring between incompatible zones (see separate s32 reports for the various instances of this).
- While the KDP is an effects-based plan, the PDP moves towards a “hybrid” activity and effects-based plan and includes more specific activities across the zones, with building and development controls. This makes the plan clearer for users in determining whether a resource consent may or may not be required for an activity.
- To enable economic development, the PDP proposes significantly increasing the amount of land zoned for residential, commercial and industrial activities, providing for infill development as well as new ‘greenfield’ development, which can be taken up when demand arises.
- The PDP provides a greater level of housing and lifestyle choice throughout the district. The Rural Lifestyle Zone in the PDP assists with providing a housing transition from urban to rural environments.
- The PDP more specifically addresses the risks posed from natural hazards. Comprehensive flood and coastal hazard mapping/modelling, accounting for climate change and sea level rise predictions.

- The coastal environment has been defined and refined. The newly mapped coastal environment accounts for 8.6% of the district, less than in the KDP. The refined coastal environment will better manage the key values within the coastal environment that need protecting, whilst enabling development in appropriate places.

137. Issues, principal reasons and anticipated environmental effects are not included in the PDP. All necessary detail is written into objectives, policies, rules and matters of control/discretion, or considered as part of district plan monitoring.
138. The PDP has not altered some KDP approaches. For example, the KDP has one rural zone and one residential zone, and this is continued in the PDP. By contrast, the Exposure Draft proposed three residential zones, three rural zones and a settlement zone but these did not find favour and the simpler approach was adopted for the PDP.
139. Monitoring of the PDP will be implemented through a strategic integrated approach which is intended to incorporate district plan indicators as well as those relating to other Council policies, strategies, and functions.

9. Plan design

9.1 Description

140. The PDP format is set by the National Planning Standards, whose purpose is to achieve national consistency in plan structure, format, or content. The National Planning Standards do not affect the content of objectives, policies or rules. These were developed by the Council and evaluated in the separate s32 reports.
141. The PDP is published online as an Eplan. The National Planning Standards prescribe many aspects of the Eplan presentation. For example, Eplans must include a means to view a definition (e.g. a pop-up box, link the Definitions chapter or similar) when the defined term is selected. The PDP Eplan complies with these requirements. The Eplan comprises two sections, maps and text.

9.2 Planning Maps

142. Zones, precincts, and development areas, designations and overlays are shown on the Planning Maps, part of the E-plan. The maps show land information, such as property boundaries, roads, waterbodies and the coast, and switchable layers showing planning information including zones, overlays, designations, heritage items, notable trees, and sites and areas of significance to Māori. Map shading and symbols are as prescribed in the National Planning Standards. Map functions include property address searches.
143. The Overlays shown on the Planning Maps include large areas, (e.g. Coastal Environment), small areas (Esplanade Priority Areas), individual parcels (historic heritage) and spot locations (notable

trees.) The common aspect of all the overlays is that the mapping indicates the location of particular environmental values, or certain built or natural resources, which are identified for specific resource management attention. Overlays are generally addressed in text in Part 2 of the PDP, many having a specific chapter.

9.3 Justification for zones, precincts and development areas

144. Under PDP, resource management will apply differently across the district according to the zone, precinct or development area that each parcel of land is in. These defined areas collectively promote community well-being. The National Planning Standards support this approach to land use planning by providing a standard set of zones that district plans use and allowing for precincts and development areas. The PDP zones have been selected from the options provided in the National Planning Standards.
145. The use of zones, precincts and development areas enables the PDP to fulfil the purpose of the RMA in a way that provides for the social, economic and cultural well-being of current and future generations. The different areas are allocated for different uses. In doing so, the plan overall maintains rural production where desired, and protects urban amenity, commercial centre vitality, industrial space, open space, Māori cultural values, and employment opportunities. Cohesive development of greenfield development areas is also achieved. Each mapped area seeks to maintain an appropriate level of amenity for the land uses envisaged for the area, thereby minimising community conflicts.
146. In the PDP, each zone, precinct and development area is designed to provide relevant opportunities in an efficient, effective, and sustainable manner. Objectives, policies, and rules enable a particular set of activities and environmental outcomes. Activities that are not envisaged in each area are controlled by rules and may be limited in scope or require resource consent.

9.4 District plan text

147. The text is divided into four parts:
 - Part 1 – Introduction and general provisions
 - Part 2 – District-wide matters
 - Part 3 – Area-specific matters
 - Part 4 – Schedules and appendices
148. The PDP presents district-wide issues separately from area-specific issues as required by the National Planning Standards. As well as national consistency, this layout has the advantage of avoiding repetition of common plan provisions in each zone. Arguably, the layout also has disadvantages, such as necessitating plan users finding and reading multiple sections of a plan to gain a full understanding of applicable plan provisions. However, the e-plan does assist navigation between related plan provisions with electronic links.

149. The National Planning Standards prescribed layout does leave room for plans to vary the arrangement of the material. The presentational choices made for the PDP are discussed in the following sections.

9.4.1 Part 1 – Introduction and general provisions

150. Part 1 contains chapters for Introduction, How the Plan Works, Interpretation, National Direction Instruments, and Tangata Whenua/Mana Whenua. These chapters are intended to contain factual and background information only. There are no planning objectives, policies, or rules in Part 1.

9.4.2 Part 2 – District-wide matters

151. Part 2 contains chapters for Strategic Direction, Energy Infrastructure and Transport, Hazards and Risks, Historical and Cultural Values, Natural Environmental Values, Subdivision, and General District-Wide Matters. These chapters follow the order and naming prescribed by the National Planning Standards. Objectives, policies, and rules are included in Part 2 chapters.
152. Design choices have been made about where to locate planning provisions within the Part 2 Chapters. For example, the Coastal Environment chapter include some earthworks rules that differ from the district-wide standards contained in the Earthworks chapter. The National Planning Standards do not specify whether the differing standards are to be placed in the overlay chapter or the main topic (e.g. Earthworks) chapter. The PDP earthworks rules in the Coastal Environment chapter have been placed there because that chapter is considered convenient and intuitive for most plan users. Similar choices have been made when placing rules in other district wide chapters or overlays.

9.4.3 Part 3 – Area-specific matters

153. Part 3 contains chapters for zones and designations. These chapters follow the order and naming prescribed by the National Planning Standards. Objectives, policies, and rules are included in the Part 3 zone chapters.
154. Zones have been chosen from the options available in the National Planning standards, to meet the needs of Kaipara District. The zones included in the PDP are:
- General residential zone
 - General rural zone
 - Rural lifestyle zone
 - Commercial zone
 - Light industrial zone
 - Heavy industrial zone
 - Natural open space zone
 - Open space zone
 - Sport and active recreation zone

- Special purpose zone - Māori Purpose Zone
- Special purpose zone - Dargaville Hospital
- Special purpose zone - Estuary Estates (Mangawhai Central)
- Special purpose zone - Trifecta Development Area
- Special purpose zone - Mangawhai Hills Development Area

155. Zones: A zone spatially identifies and manages an area with common environmental characteristics or where certain environmental outcomes are sought, by bundling compatible activities together and controlling those that are incompatible. All land in the district is part of a 'zone' on the planning maps.
156. Precincts: A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s) (e.g. The sub-zones in Estuary Estates Zone.)
157. Development Areas: A development area spatially identifies and manages areas that are provided for future development. Additional provisions apply to these areas to enable integrated and coordinated development. (e.g. Trifecta Development Area.)
158. Designations: Designations are used to show land that has been designated for a particular purpose by a Requiring Authority. Designations are generally associated with a public work, project, or a utility operation. Designations chapters are included for each requiring authority, detailing individual designations. No evaluation of designations is required under s32.

9.4.4 Part 4 – Schedules and appendices

159. Part 4 contains schedules of heritage items, notable trees and details of some overlay areas. The schedules contain factual descriptions of the relevant sites and places, to support plan provisions in other parts of the plan and provide certainty about the location of these sites and areas that is not possible just through the planning maps. No objectives, policies, or rules are included in Part 4 schedules.

9.4.5 Rules with immediate legal effect

160. Most rules of the PDP do not have legal effect until after hearing of submissions. However, some rules do have immediate legal effect from the notification date of the PDP. These rules identified in the EPlan with a small gavel symbol beside the rule. This arises from RMA s86B(3), which provides that a rule in a district plan has immediate legal effect if the rule:
- a. Protects or relates to water, air, or soil (for soil conservation); or
 - b. Protects areas of significant indigenous vegetation; or
 - c. Protects areas of significant habitats or indigenous fauna; or
 - d. Protects historic heritage; or
 - e. Provides for or relates to aquaculture activities.

9.4.6 Documents incorporated by reference

161. RMA Schedule 1 Part 3 enables a district plan to incorporate certain documents by reference, instead of reprinting the text in the plan itself. Documents that can be incorporated by reference include standards, requirements, or recommended practices prescribed in any country or jurisdiction and any other written material that deals with technical matters and is too large or impractical to include in, or print as part of, the plan or proposed plan.
162. The PDP incorporates these documents by reference:
 - a. New Zealand Standard 6801:2008 Acoustics – Measurement of environmental sound
 - b. New Zealand Standard 6802:2008 Acoustics – Environmental noise
 - c. New Zealand Standard 6803:1999 Acoustics – Construction noise
 - d. New Zealand Standard 6805:1992 Airport noise management and land use planning – measurement only
 - e. New Zealand Standard 6806:2010 Acoustics – Road-traffic noise – New and altered roads
 - f. New Zealand Standard 6807:1994 – Noise Management and Land Use Planning for Helicopter Landing Areas
 - g. New Zealand Standard 6808:2010 Acoustics – Wind farm noise
 - h. New Zealand Standard 6809:1999 Acoustics – Port noise management and land use planning
 - i. Kaipara District Council Engineering Standards 2011.
163. At the date of this report, public notification of the documents incorporated by reference was anticipated to take place in February 2025.

10. Conclusion

164. This report has provided an overview of the PDP and evaluated the appropriateness of proceeding with the notification of the PDP.
165. Although not required by s32, the overview evaluation confirms that notifying the PDP is the most appropriate option as the benefits significantly outweigh the costs. The PDP is also effective in terms of achieving the purpose and principles of the RMA, whereas the KDP has been found to have many deficiencies. The KDP does not comply with several higher order statutory planning documents, does not comply with the National Planning Standards and does not address new and evolving environmental issues.
166. The PDP addresses the deficiencies with the ODP. The PDP provisions have been found to be more effective and efficient than the KDP or other options considered.
167. The individual s32 reports on each topic conclude that the PDP objectives are the most appropriate way to achieve the purpose of the RMA, and the PDP provisions are the most appropriate way to

achieve the objectives. Overall, it is considered that it is appropriate to notify the PDP as it will effectively and efficiently discharge Council's statutory obligations under the RMA in a way that provides for social, economic, environmental, and the cultural well-being of current and future generations.

Appendix 1: Full text of section 32 RMA

168. This is the full text of section 32, (January 2025):

32 Requirements for preparing and publishing evaluation reports

- (1) An evaluation report required under this Act must—
 - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and
 - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—
 - (i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
 - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.
- (2) An assessment under subsection (1)(b)(ii) must—
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—
 - (i) economic growth that are anticipated to be provided or reduced; and
 - (ii) employment that are anticipated to be provided or reduced; and
 - (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and
 - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- (3) If the proposal (an **amending proposal**) will amend a regional policy statement, plan, or change that is already proposed or that already exists (an **existing proposal**), the examination under subsection (1)(b) must relate to—
 - (a) the provisions and objectives of the amending proposal; and
 - (b) the objectives of the existing proposal to the extent that those objectives—
 - (i) are relevant to the objectives of the amending proposal; and
 - (ii) would remain if the amending proposal were to take effect.
- (4) If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.

(Continued next page)

Schedule 1 – full text of section 32 continued

- (4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—
- (a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and
 - (b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.
- (5) The person who must have particular regard to the evaluation report must make the report available for public inspection at the same time as the proposal is notified.
- (6) In this section,—
- objectives** means,—
- (a) for a proposal that contains or states objectives, those objectives:
 - (b) for all other proposals, the purpose of the proposal
- proposal** means a proposed regional policy statement, plan, or change for which an evaluation report must be prepared under this Act
- provisions** means,—
- (a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:
 - (b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.

Appendix 2: Summary of National Policy Statements

National Policy Statement on Freshwater Management 2020 (NPS-FM)

169. The NPS-FM sets out the objectives and policies for freshwater management under the RMA. It provides direction to local authorities on managing activities that affect the health of freshwater. Regional councils, unitary authorities, and territorial authorities (city and district councils) have overlapping roles in supporting integrated management of land and water.
170. Councils must include objectives, policies, and methods in their district plans to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments. The NPS-FM does not provide specific directions about what approaches territorial authorities should adopt in district plans to manage the effects of land use and development on freshwater. This means there is flexibility to determine the objectives, policies, and methods that best apply in the Kaipara District.

National Policy Statement for Highly Productive Land (NPS-HPL)

171. The National Policy Statement for Highly Productive Land aims to improve the way highly productive land is managed under the RMA. The NPS-HPL requires the regional council to identify highly productive land based on a set of defined criteria (soil capability, climate, water availability, size etc.) Until that work is completed, the NPS-HPL has a transitional definition of Highly Productive Land which classifies Land Use Capability 1, 2 and 3 in the New Zealand Land Resource Inventory (NZLRI) as Highly Productive Land (with some additional requirements and exclusions)./
172. The PDP gives effect to NPS-HPL by applying the transitional definition of highly productive land based on the NPS-HPL definition.
173. The General rural zone and Rural lifestyle zone section 32 report provides a more detailed evaluation of how the PDP gives effect to the NPS-HPL.

National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG)

174. The NPS-REG sets out how renewable electricity generation must be dealt with in RMA planning documents. It recognises the importance of renewable energy to help New Zealand achieve the Government's target of 90 per cent of electricity from renewable sources by 2025. The NPS promotes a more consistent approach to balancing the competing values associated with the development of New Zealand's renewable energy resources. It gives clear direction on the benefits of renewable electricity generation and requires all councils to make provision for it in their plans.

175. The s32 report for Renewable Electricity Generation chapter details how the PDP gives effect to NPS-REG.

National Policy Statement Electricity Transmission 2008 (NPS-ET)

176. The NPS-ET sets out to manage the effects of the electricity transmission network. It has one objective which is to recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while: managing the adverse environmental effects of the network; and managing the adverse effects of other activities on the network.
177. The Infrastructure s32 report details how the Proposed District Plan gives effect to NPS-ET.

National Policy Statement on Urban Development 2020 (NPS-UD)

178. The NPS-UD requires councils to plan for growth and ensure a well-functioning urban environment for all people, communities, and future generations. Objectives and policies particularly apply to 'high growth' or Tier 1 and 2 districts.
179. The NPS-UD directs local authorities in relation to development of urban environments. The Kaipara District Council has made a decision (which was confirmed upon notification of the PDP) that the NPS-UD does not apply to the Kaipara district due to no settlement at the present time meeting the definition of an 'urban environment' in the NPS. The existing townships are sufficiently separated that they do not collectively form a single housing and employment market that would cross the 'urban environment' definition threshold.
180. Whilst the NPS-UD does not therefore have to be given effect to in Kaipara District, it nonetheless contains useful direction on how urban growth should be managed, along with the need to provide sufficient zoned and infrastructure ready capacity to accommodate that growth.
181. The Strategic Direction s32 report details how the Proposed District Plan gives effect to NPS-UD.

National Policy Statement for Indigenous Biodiversity (NPS-IB)

182. The NPS-IB sets out objectives and policies in relation to maintaining indigenous biodiversity and to specify what local authorities must do to achieve those objectives.
183. NPS-IB contains provisions requiring that territorial authorities by 2027 undertake a district wide assessment to identify areas with significant indigenous vegetation or significant habitat of indigenous vegetation and classify them as either high or medium, map the areas and set out the attributes of the areas, collectively to be known as 'significant natural areas' (SNA.)

184. The requirements regarding SNAs were originally to commence in 2023, but in 2024 the RMA was amended (section 78) so that the NPS-IB provisions relating to the identification and notification of significant natural areas (SNAs) will not apply until October 2027. The three-year suspension period will allow central government to review the NPS-IB provisions more broadly.
185. Given the uncertainty about future NPS-IB requirements and potential risk of wasted resources and rework, Council has chosen not to give effect to the NPS-IB through the PDP. This will allow the NPS-IB to be given effect to through a future plan change once the requirements are more certain and to allow more time for engagement with potentially affected landowners.
186. The Ecosystems and Indigenous Biodiversity s32 report provides more details on why the PDP does not give effect to the NPS-IB at this point of time.

New Zealand Coastal Policy Statement 2010 (NZCPS)

187. District Plans must give effect to the NZCPS which states objectives and policies to achieve the purpose of the RMA in relation to the coastal environment of New Zealand. The NZCPS includes objectives and policies to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, to preserve its natural characters and protect natural features and landscape values, recognise the role of and provide for tangata whenua involvement in its management, maintain and enhance the public open space qualities and recreation opportunities, ensure coastal hazard risks are managed, enable people and communities to provide for their social, economic, and cultural wellbeing and recognise and provide for New Zealand's international obligations regarding the coastal environment.
188. The Coastal Environment Chapter s32 report details how the PDP gives effect to the NZCPS.

Appendix 3: Summary of National Environmental Standards

189. This Appendix contains short summaries of NES. Detailed information and guidance on NES implementation is available on the Ministry for the Environment website, including s32 evaluation of each NES.

National Environmental Standards for Air Quality (NESAQ)

190. This sets the air quality standards for health protection for all New Zealanders but is primarily administered by Northland Regional Council (NRC).

National Environmental Standards for Sources of Human Drinking Water (NESDW)

191. The National Standard for Sources of Human Drinking Water (NESDW) sets requirements for protecting sources of human drinking water from becoming contaminated. This is administered by NRC, which manages contaminants that may enter drinking water sources through discharge permits.

National Environmental Standards for Telecommunication Facilities 2008 (NESTF)

192. The NESTF allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they met specified conditions. NESTF provides rules for the following activities:

- cabinets in the road reserve, outside the road reserve and on buildings;
- antennas on existing poles in the road reserve;
- antennas on new poles in the road reserve;
- replacement, upgrading and co-location of existing poles and antennas outside road reserve (with different conditions in residential and non-residential areas);
- new poles and antennas in rural areas;
- antennas on buildings (above a permitted height in residential areas);
- small-cell units on existing structures; and
- telecommunications lines (underground, on the ground and overhead).

193. The NESTF is further discussed in the Infrastructure s32 report.

National Environmental Standards for Electricity Transmission Activities (NESETA)

194. The NESETA regulates activities on existing electricity transmission lines including the operation, maintenance and upgrading of existing lines. It assists the implementation of NPS-ETA. Some transmission activities are permitted, subject to conditions to control the environmental effects. The NESETA only applies to existing high voltage electricity transmission lines. It does not apply to the construction of new transmission lines, substations or local electricity distribution lines.

195. The NESETA is further discussed in the Infrastructure s32 report.

NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCO)

196. The NESCO prescribes the methods that may be used to assess and manage land that is contaminated or potentially contaminated from an activity or industry on the Hazardous Activities and Industries List (HAIL). The NESCO manages subdivision, use and development of contaminated or potentially contaminated, land however, the objectives and policies in the PDP apply to the assessment of any resource consent application.

197. The NESCO is further discussed in the Contaminated Land s32 report.

National Environmental Standards for Commercial Forestry (NESCOF)

198. The NESCOF (originally titled “NES for Plantation Forestry”) provides nationally consistent regulations, seeking to manage the environmental effects of forestry. The NESCOF applies to any forest of at least one hectare that has been planted specifically for commercial purposes.

199. A range of forestry activities are permitted by NESCOF and district plans are generally not able to include more stringent requirements for forestry activities. However, district plans may include more stringent rules to protect outstanding natural features and landscapes and significant natural areas. District plan rules may be more stringent or lenient regarding afforestation (the establishment of new forests.)

200. The NESPF relevance to PDP rules is further discussed in individual s32 reports including coastal environment, earthworks, noise, rural, and outstanding natural features and landscapes.

National Environmental Standards for Freshwater 2020 (NES-F)

201. The NES-F regulates activities that pose risks to the health of freshwater and freshwater ecosystems. It sets requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems.

202. The rural and natural character s32 reports discuss the implications of the NES for the District Plan.

NES for Marine Aquaculture, 2020 (NES-MA)

203. This NES is not relevant to the district plan review.

NES for Storing Tyres Outdoors, 2021 (NES-STO)

204. This provides nationally consistent rules for the responsible storage of tyres. This is regulated by NRC and is not relevant for the Proposed Plan.

Appendix 4: Elected members' district plan review briefing workshops

This appendix summarises briefing workshops held 2019-2023.

Date	Workshop subject
4 February 2019	Staff updating DP review progress. Discussion of constituent priorities throughout the district in terms of community values, services needed, environmental concerns and elements of community identity. (Some content public excluded.)
19 February 2019	Staff (Policy and Resource Consents Teams) workshop. Full range of DP topics discussed, desirable changes of approach from KDP identified.
7 March 2019	Staff updating DP review progress. Summaries of elected members' views established at the 04 February 2019 Policy and Resource Consents Teams' views at the 19 February 2019 workshop. Discussion of District Plan themes, management of controversial topics, support for economic development and businesses, Iwi consultation, Protection of geological sites, Recreational spaces, including cycleways, Consultants and costs
4 March 2020	<p>Staff updating DP review progress. New councillors advised of council directions on given throughout 2018 and 2019 as part of regular review updates or presentations at both briefings and Council meetings.</p> <p>Briefing included budgets, gathering of technical reports on natural hazards, including effects of climate change, nature of comprehensive review, rather than rolling review. Draft plan structure circulated. Two-part approach discussed:</p> <p>Part One: involves drafting plan sections with input from Mana Whenua, community, stakeholder, and technical expertise – Council staff engaging across district, to enable communities to participate in the review process.</p> <p>Part Two: involves the formal consultation process on a Draft District Plan.</p>
2 December 2020	Staff updating DP review progress, district plan review timeframes and key milestones – first milestone agreed as production of discussion documents to facilitate public engagement; Potential Plan Changes to KDC.

Date	Workshop subject
3 March 2021	<p>Staff updating DP review progress. Discussion of briefing schedule, district plan review “strapline” (branding), Resource management system reform.</p> <p>Presentation and EM discussion of four options:</p> <p>Option 1 Comprehensive District Plan review, notification proposed for end of 2023.</p> <p>Option 2 (Private Plan Changes) timing down to applicant.</p> <p>Option 3 (Council initiated Plan Change) For a quicker process, Council would only be making the changes to the KDP zones (not rules).</p> <p>Option 4 (hybrid) timeframes would be largely driven by Council</p>
7 April 2021	<p>Staff updating DP review progress. Discussion of strategic direction and potential zones; subdivision.</p>
5 May 2021	<p>Staff updating DP review progress. Possible accelerated work programme within the current budget. Discussion documents on district-wide matters; Hazards and Risk; Energy, Infrastructure and Transport; Minerals and Quarrying.</p>
9 June 2021	<p>Staff updating DP review progress. Discussion documents on public access; Tangata Whenua; Historic Heritage, Sites and Areas of Significance to Maori and Notable Trees; Outstanding Natural Features and Landscapes; Ecosystems and Indigenous Biodiversity; Coastal Environment; Natural Character</p>
7 July 2021	<p>Staff updating DP review progress. Discussion of timeframes and actions for the District Plan; draft National Policy Statement on Biodiversity; appointment and approval process for the governance structure of the proposed RMA framework.</p>
4 August 2021	<p>Staff updating DP review progress. Discussion of 14 ‘summary’ discussion documents – the basis of public engagement during August and September; communication and engagement.</p>

Date	Workshop subject
8 September 2021	Staff updating DP review progress. Discussion of Tangata Whenua and Strategic Direction provisions
13 October 2021	Staff updating DP review progress. Discussion of draft provisions for Activities on the Surface of Water; Earthworks; Light; Signs; Temporary Activities; Genetically Modified Organisms; Minerals and Quarrying; Coastal Environment (including Natural Character); Outstanding Natural Landscape and Natural Features.
10 November 2021	Staff updating DP review progress. Discussion of draft provisions for Public Access; Residential zones, Open Space zones; Commercial zone; Industrial zone, potential for Special purpose zones.
8 December 2021	Staff updating DP review progress. Discussion of draft provisions for Contaminated Land; and Hazardous Substances. Preliminary discussion of rural, natural hazards and climate change issues. (Rural zoning public excluded.)
16 February 2022	Staff updating DP review progress. Discussion of draft provisions for Historic Heritage; Built Heritage; Notable Trees; Sites and Areas of Significance to Tangata Whenua; Noise.
9 March 2022	Staff updating DP review progress. Discussion of draft provisions for Energy, Infrastructure and Transport chapters, the Māori Purpose Zone and the Tangata Whenua process chapter. A public excluded discussion of subdivision was also included.
13 April 2022	Public excluded discussion.
15 June 2022	Staff briefing on matters that elected members highlighted at Council meeting 25 May 2022, and requested further briefing: Natural Hazard Mapping; Historic Heritage; Outstanding Natural Landscapes; Rural Zoning; Rural Subdivision.
August-September	Public engagement on Exposure Draft district plan – no briefings

Date	Workshop subject
2022	
October 2022	Local Body Elections and formation of new Council and appointment of CE – no briefings until February 2023
8 February 2022	Staff briefing, first for new elected members. Overview of how the project budget is tracking; consideration of public feedback on exposure draft Strategic Direction chapter; discussion of National Policy Statement on Urban Development (NPS-UD).
8 March 2022	Staff updating DP review progress. Consideration of draft chapters (including public feedback on drafts) for lighting, signs, temporary activities, earthworks, noise, GMOs, hazardous substances.
10 May 2023	Discussion of concerns raised by some Elected Members in respect to continuing with the District Plan Review, in light of the upcoming Resource Management reforms, potential costs, timeframes, and whether the plan sufficiently enables growth and development. Options were put forward and discussed. Decisions held over to council meeting on 31 May 2023.
31 May 2023	Council resolved to continue the District Plan Review with a District Plan Working Party comprising four councillors and an external RMA expert to oversee the plan review.