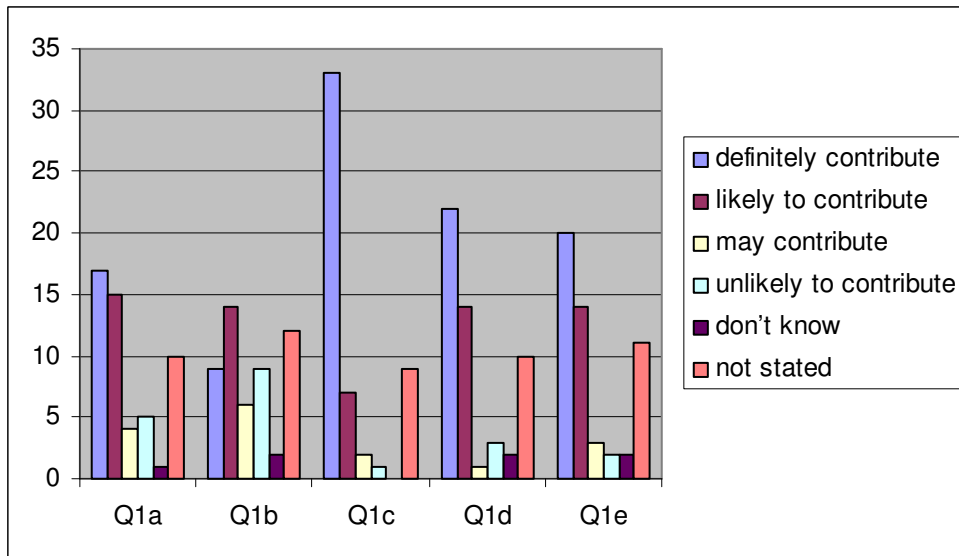


## District Plan Review – Summary of Consultation April 2007

### Question 1: Management Options – Land Use & Subdivision



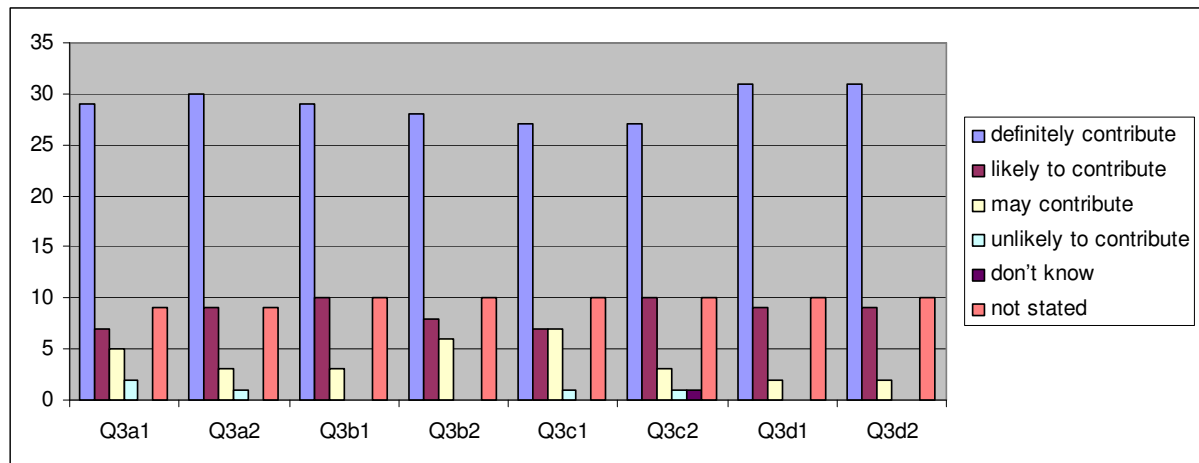
- We received 54 responses to the District Plan Review Consultation Round April 2007.
- The majority of “not stated” did not fill out a Response Form, but sent a letter instead.
- The proposed measures/ management options are mainly believed to “definitely contribute”/ “likely to contribute” to achieving positive environmental outcomes.
- This becomes especially apparent in Q 1c: “Requiring **rural** subdivisions in **coastal and harbour** areas to provide environmental benefits” with **77%** of the people stating “definitely contribute” or “likely to contribute” and only **6%** “may contribute” or “unlikely to contribute”.
- In contrast, only **44%** state that “Allowing for greater flexibility in lot sizes and development in areas of lower growth (e.g. **Rural Heartland**)” is “definitely or likely to contribute” to positive environmental outcomes, while **29%** stated this “may contribute” or is “unlikely to contribute.”

### Question 2: What do you think of the existing subdivision and activity controls in the District Plan?

- 11 stated that Controls (in general) should be more restrictive.
- Subdivision controls should be more restrictive (6) vs. they should be more permissive (1).
- Rural controls should be more restrictive (1) vs. they should be more permissive (1).
- Residential and Commercial controls should be more restrictive (1 each).

#### Comments:

- “Controls are outdated/ inflexible”
- “Subdivisions should have to be offset by environmental benefits (i.e. planting native bush, fencing streams) and should not be allowed to be too small in size/ too many houses.”
- “It is blindingly obvious that existing subdivision and activity controls in Mangawhai have been a total failure.”
- “More strict please, along Auckland City regulations and Rodney District clearing and earthworks.”
- “Existing subdivision and activity controls in the district plan are weak and not effective, including notification.”

**Question 3: Management Options – Landscape and Ecology**


- The proposed tools for managing landscape and ecology are believed to definitely contribute to the stated draft outcomes by the vast majority of the people.

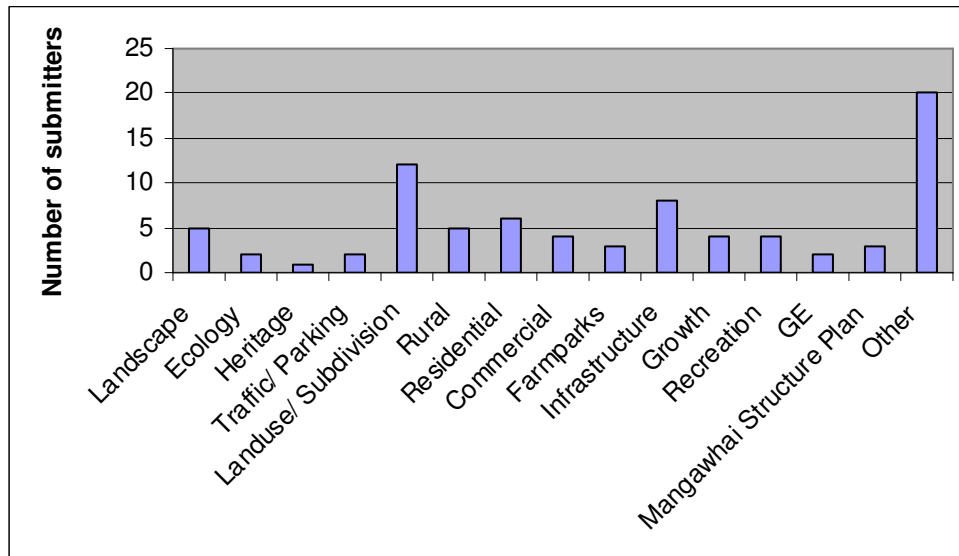
**Question 4: Do you have any other comments on the ways in which to protect, maintain and enhance outstanding landscapes, areas of amenity value and significant ecological areas?**

- “We desperately need a far more stringent District Plan and more political will to implement the Plan.”
- “Limit the amount of earthworks for subdivision and building.”
- “To qualify the answers, the rules should be clear and unequivocal, and not as at present able to be got around by legal and/ or expert opinion affordable to developers but not always to Council.”
- “Encourage planting on banks and streams and fencing to stop polluting run off from fertilizing and cattle effluent into waterways which nurture mangroves.”
- “Encouragement and assistance with information on streamside and wetland management would be of considerable benefit.”
- “We also have a number of significant archaeological and historic sites which also need protecting, maintaining and enhancing.”
- “I believe it is imperative that all subdivisions on harbour foreshore have the full foreshore reserve invested in Council (no exception) and public access guaranteed.”
- “Total Covenant on present bush remaining on surrounding hills to help prevent future slips and flooding as well as to provide habitat for birds.”
- “Council has got the leadership duty to inspire us to look after every inch of it and not to expect others to do it for us.”
- “Riparian planting or protection or riparian areas.”
- “Recent planning decisions have been in opposition to the ideals suggested above - e.g. removal of a bush covenant for too many units.”
- “Heavily fine farmers who do not prevent stock straying on foreshore.”

(Examples of / representative comments)

### Question 5: Other Comments

Other comments received were related to the following topics:



- As illustrated above, the majority of submitters were concerned with landuse/ subdivision, followed by infrastructure issues and residential zoning/ section sizes. Examples of comments:

#### *Landuse/ subdivision:*

- “Encourage subdivisions which allow only “proper” houses to be built and discourage proliferation of “caravan” and “shed” dwellings which seem to be permanent.”
- “Minimum lot sizes of 4 ha and even down to 1 ha are “difficult” to manage for city lifestylers (who often are the buyers of these). If a zone/ area was reserved adjacent to townships/ settlements to provide smaller lots, then the infrastructure services could be upgraded and thus reduce “unwanted” traffic on outer laying rural roads.”
- “We need to change where and how we build. KDC must take a lead in promoting development that is sustainable and that is likely to mean high-rise buildings and a much smaller development footprint.”
- “Access ways for any new subdivision need to be of a standard that allows access by fire service vehicles.”

#### *Infrastructure:*

- “No more subdivisions for the time being before infrastructure catches up with growth.”
- “Wind farms are currently not explicitly provided for in the District Plan...”

#### *Residential zoning*

- “You have great small towns but with no way to expand except through plan changes rural to residential, so rezone land around all town centres to residential to allow for 10-20 yrs growth.”
- Mangawhai:
- Zonings need to be changed to also allow for more intensive residential development between the Heads and Village.
- Urban section sizes should be a minimum of 800m<sup>2</sup> and an average of 1000m<sup>2</sup>.

## Auckland University, Excelerator programme (Community Leadership): “Kaipara and You”

A survey was carried out in February 2007. The results are summarised below.

### 1.) *What do you value most about the Kaipara?*

14 (of 61) said: Nature

8 said: Access to foreshore/ people and community/ causal low stress life

7 said: Beauty/ proximity to larger centres/ tranquillity/ beaches and fishing

### 2.) *What is unique about the Kaipara?*

19 said: Beautiful coast/ access to bush, lakes and coasts

10 said: Waipoua Forest and Trounson Park for ecology/ isolated landscapes/ native bush

### 3.) *What does the Kaipara environment mean to you?*

13 said: Treasure of nature to be protected

10 said: Preservation: keep largely unspoilt and undeveloped

5 said: Great beaches, swimming and walks/ natural resources/ the Kauri and beautiful coasts/ a lot to be desired for e.g. cycle paths, parks and a more stringent **District Plan**

### 4.) *What is your dream for the grandchildren of Kaipara?*

12 said: preservation of what we have now/ vibrant communities/ quality local jobs

10 said: pure ground, river and sea water

7 said: good management to retain the charms of the region through planned and thoughtful development/ organic growing/ no urban sprawl/ diversification of land use away from agriculture towards horticulture/ self-sustaining economy/ diversification/ use of modern technology for business

### *Age groups of those surveyed (Age range 10-80 years)*

10-20 years: 5

20-30 years: 6

40-50 years: 17

60-70 years: 17

### *Occupation of those surveyed:*

16 retired

7 self-employed/ business owners

6 agricultural farmers

5 students

4 working mums