



Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 30/06/2025

Submission Reference Number #:122

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

Amanda (Mandy) Harris

Contact person and address for service:

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Attachments:

submission regarding input from experts for decisions.pdf

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **Yes**

Submission points

Point 122.1

Section: Natural Hazards

Sub-section: Policies

Provision:

NH-P1 Use best available information in managing natural hazards

Support / Amend / Oppose: Amend

Submission:

To ensure that climate sensitive decisions by council are informed, culturally grounded and ecologically responsible.

NH-P1 Use best available information in managing natural hazards

Relief sought

Kaipara District Council shall not approve significant decisions unless it has first obtained formal input from
a/ a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and

Use best available information in managing natural hazards

b/ a representative of mana whenua with ancestral ties to the affected land or waterways

Point 122.2

Section: Infrastructure

Sub-section: Managing adverse effects of infrastructure

Provision:

INF-P6 Minimise adverse [effects](#) of [infrastructure](#) on the [environment](#), while having regard to:

1. The [functional need](#) and [operational need](#) of the network utility;
2. The extent to which adverse [effects](#) have been addressed through [site](#), route or method selection;
3. The necessity of the [infrastructure](#);
4. The duration or frequency of adverse [effects](#); and
5. The location of existing [infrastructure](#), including:
 - a. The complexity and connectedness of the networks and services; and
 - b. The potential for co-location and shared use of network utility corridors.

Support / Amend / Oppose: Amend

Submission:

1. Kaipara District Council shall not approve significant decisions unless it has first obtained

formal input from a/ a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and

b/ a representative of mana whenua with ancestral ties to the affected land or waterways

Minimise adverse [effects](#) of [infrastructure](#) on the [environment](#), while having regard to:

INF-P6

1. The [functional need](#) and [operational need](#) of the network utility;
2. The extent to which adverse [effects](#) have been addressed through [site](#), route or method selection;
3. The necessity of the [infrastructure](#);
4. The duration or frequency of adverse [effects](#); and
5. The location of existing [infrastructure](#), including:
 1. The complexity and connectedness of the networks and services; and
 2. The potential for co-location and shared use of network utility corridors.

Relief sought

Kaipara District Council shall not approve significant decisions unless it has first obtained formal input from a/ a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and

Minimise adverse [effects](#) of [infrastructure](#) on the [environment](#), while having regard to:

INF-P6

1. The [functional need](#) and [operational need](#) of the network utility;
2. The extent to which adverse [effects](#) have been addressed through [site](#), route or method selection;
3. The necessity of the [infrastructure](#);
4. The duration or frequency of adverse [effects](#); and
5. The location of existing [infrastructure](#), including:
 1. The complexity and connectedness of the networks and services; and
 2. The potential for co-location and shared use of network utility corridors.
6. **Use best available information in managing natural hazards**
7. b/ a representative of mana whenua with ancestral ties to the affected land or waterways
- 8.

Point 122.3

Section: Subdivision

Sub-section: Overview

Provision:

Subdivision is the process of dividing land into one or more additional [allotments](#) or changing the location of existing allotment [boundaries](#). Subdivision plays an important role in determining the location and density of development as it often enables the subsequent intensification of land use activities. The [effects](#) of subdivision can include increased levels of activity and density of built form, [effects](#) on character and amenity values, increased traffic generation and demand on infrastructure services.

It is important that the design and layout of a subdivision responds to any constraints on the ability of the

[allotments](#) to be developed. Constraints may include significant natural, cultural, historical or ecological features within or adjoining the [allotments](#), the potential impact of development on, or [effects](#) of, strategic infrastructure, or risks from natural hazards.

The subdivision process enables the design and layout of [allotments](#) and the provision of services to be managed. This process ensures that [allotments](#) can accommodate the land uses provided for in the relevant zone and that the adverse [effects](#) of the subdivision (and anticipated future land use activities) are appropriately avoided, remedied or mitigated.

In the General residential zone, subdivision provides for both infill development where existing urban areas are intensified, and greenfield development where land that was previously rural has been zoned for new urban [activities](#). Infill development includes subdividing existing sites to create new vacant [allotments](#) and subdivision around multi-unit residential development where the land-use component has already been approved.

In the General rural zone, subdivision provides opportunities for aggregating landholdings or subdividing into parcel sizes that can support primary production [activities](#). In areas that contain highly productive land in the General rural zone, the focus of the subdivision provisions is to protect that land for use in land-based primary production. In areas that do not contain highly productive land, the subdivision provisions applying to the General rural zone provide a range of options for rural lifestyle development through the Small Lot, Environmental Benefit and Reserve or Esplanade Incentive subdivision rules. However, the most appropriate location for rural lifestyle sized lots is generally in the Rural lifestyle zone, which covers parts of the district that are close to urban services and/or rural settlements, with good transport links.

In the Mangawhai/Hakaru Managed Growth Area, subdivision is limited to ensure that consolidated infrastructure is provided to manage future growth. It is important that sufficient transportation and social infrastructure capacity is available and does not become overburdened due to topographical or geographical constraints. However, there are some small-scale opportunities for further subdivision in this Managed Growth Area through the General Subdivision and Environmental Benefit subdivision rules.

In other zones, such as industrial or Open space zones, subdivision rules aim to enable and support the particular land uses anticipated in those zones. In Special purpose zones and development areas, the subdivision provisions are stand alone and located within the respective chapters.

Subdivision is also the process through which esplanade reserves and strips can be created adjacent to the coast, [rivers](#) and lakes to manage conservation values or enable public access and recreation. The Council has mapped Esplanade Priority areas in some locations to identify where existing connections are already in place and signal where subdivision may provide an opportunity to add a missing link or new accessway.

The subdivision chapter contains the main objectives, policies and rules for subdivision. The objectives and policies in the [infrastructure](#), [transport](#) and [public access chapters](#) are also relevant to subdivision. Where subdivision occurs on land subject to a District Plan overlay, the objectives and policies in the overlay chapter are also applicable.

Support / Amend / Oppose: Amend

Submission:

We need to ensure decisions that impact the unique people and ecosystem of Kaipara is not driven by prioritizing individual entitlement beliefs of their rights and freedom to profit over the long term environmental impacts.

Relief sought

Kaipara District Council shall not approve significant decisions unless it has first obtained formal input from
a/ a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and
b/ a representative of mana whenua with ancestral ties to the affected land or waterways

Applying to decisions involving;

- infrastructure exceeding \$1,000,000
- subdivisions of 10 or more lots
- and rezoning, plan change, amendments to consents in areas ecologically sensitive, flood prone or culturally significant.

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Clause 6 of Schedule 1, Resource Management Act 1991

1. Submitter Details

- Full Name: Mandy Harris
- Address: 1947 State Highway 1, Kaiwaka, Kaipara District
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- Phone: 022 642 4498

This is a submission on the Proposed Kaipara District Plan 2025 based on observing a gap in the information council decisions have been made. I appreciate the time and resources required by council staff and council representatives to prepare and digest the information but there is a lack of information regarding the impact of climate on our environment and communities. For instance the lack of measures to mitigate the impact of stormwater on the district and understanding of the watershed/ catchment and effects of urban growth on the rivers and Harbour.

The specific provisions of the proposal that my submission relates to are:

- Natural Hazards
- Infrastructure and Services
- Tangata Whenua
- Ecosystems and Indigenous Biodiversity

My submission is:

I propose that the District Plan include a new policy requiring Kaipara District Council to obtain formal input from both a qualified climate expert and a mana whenua representative before making significant decisions that affect climate resilience, land use, or infrastructure in areas vulnerable to climate change.

In addition, I request that the Plan include enforceable measures to protect ecosystems and indigenous habitats, particularly in areas affected by infrastructure development, stormwater runoff, or urban intensification. These measures should include:

- Identification and protection of Significant Natural Areas (SNAs) in accordance with the National Policy Statement for Indigenous Biodiversity (NPSIB)

- Restoration of degraded wetlands and riparian margins, especially along the Kaiwaka River and its tributaries
- Use of biodiversity credits or incentives to support landowners and mana whenua in protecting native habitats
- Strict controls on activities that degrade freshwater ecosystems, including unfiltered stormwater discharge, sedimentation, and vegetation clearance
- Partnerships with tangata whenua to uphold kaitiakitanga and integrate mātauranga Māori into ecological planning and monitoring

These additions would ensure that climate-sensitive decisions are informed, culturally grounded, and ecologically responsible.

7. I seek the following decision from the Council:

That the Proposed District Plan be amended to include:

New Policy (Natural Hazards / Infrastructure and Services / Tangata Whenua / Ecosystems and Indigenous Biodiversity):

Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaptation within areas identified as vulnerable to climate change effects unless it has first obtained formal input from:

- (a) a qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and
- (b) a representative of mana whenua with ancestral ties to the affected land or waterway.

Supporting Rule:

This provision shall apply to all decisions involving:

- Infrastructure projects exceeding \$500,000 in value
- Subdivisions of 10 or more lots
- Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive, or culturally significant.