



Kaipara te Orangahui • Two Oceans Two Harbours

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## 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 #:**126

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

**Submitter:**

Loralie Sheppard

**Contact person and address for service:**

Loralie Sheppard

Altisurv

4 Station Road, Wellsford 0900 subdivision rule Wellsford 0900

New Zealand

**Electronic address for service:** info@altisurv.co.nz

**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

- **No**

# Submission points

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## Point 126.1

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|        |                      |
|--------|----------------------|
| SUB-R1 | Boundary adjustments |
|--------|----------------------|

**Support / Amend / Oppose:** Support

**Submission:**

At Altisurv we fully support subdivision rules except for the restrictions on the Mangawhai/Hakaru Growth Area. We believe a possible solution to these restrictions is to use the Rural Lifestyle Zone in this area – see suggested area submitted by Altisurv 30/06/2025 for Rural Lifestyle zoning within the Mangawhai/Hakaru Growth Area.

Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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## Point 126.2

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|        |   |
|--------|---|
| SUB-R2 | Alterations to cross leases or conversion of tenure |
|--------|---|

**Support / Amend / Oppose:** Support

**Submission:**

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Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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### Point 126.3

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |   |
|---------------|---|
| <b>SUB-R3</b> | <b>Subdivision to create new allotments</b> |
|---------------|---|

**Support / Amend / Oppose:** Support

**Submission:**

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Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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### Point 126.4

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |                              |
|---------------|------------------------------|
| <b>SUB-R4</b> | <b>Small lot subdivision</b> |
|---------------|------------------------------|

**Support / Amend / Oppose:** Support

**Submission:**

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Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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### Point 126.5

**Section:** Subdivision

**Sub-section: Rules**

**Provision:**

|               |  |
|---------------|--|
| <b>SUB-R5</b> | <b>Subdivision to create a reserve and incentive lot</b> |
|---------------|--|

**Support / Amend / Oppose:** Support

**Submission:**

At Altisurv we fully support subdivision rules except for the restrictions on the Mangawhai/Hakaru Growth Area. We believe a possible solution to these restrictions is to use the Rural Lifestyle Zone in this area – see suggested area submitted by Altisurv 30/06/2025 for Rural Lifestyle zoning within the Mangawhai/Hakaru Growth Area.

Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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**Point 126.6**

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |  |
|---------------|--|
| <b>SUB-R6</b> | <b>Environmental benefit subdivision</b> |
|---------------|--|

**Support / Amend / Oppose:** Support

**Submission:**

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Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held

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**Point 126.7**

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |  |
|---------------|--|
| <b>SUB-R7</b> | <b>Restoration or enhancement planting</b> |
|---------------|--|

**Support / Amend / Oppose:** Support

**Submission:**

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**Relief sought**

That this rule be held

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**Point 126.8**

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |  |
|---------------|--|
| <b>SUB-R8</b> | <b>Subdivision of land within Open space zones and Māori purpose zones</b> |
|---------------|--|

**Support / Amend / Oppose:** Support

**Submission:**

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**Relief sought**

That this rule be held

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**Point 126.9**

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

|               |   |
|---------------|---|
| <b>SUB-R9</b> | <b>Subdivision of minor residential units</b> |
|---------------|---|

**Support / Amend / Oppose:** Support

**Submission:**

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Interests: we acknowledge that as a land survey company we would have potential interest in this rule. However, we believe that this interest would not be at the expense of any other land survey company.

**Relief sought**

That this rule be held