

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name:

Phone:

Organisation:

*(*the organisation that this submission is made on behalf of)*

Email:

Postal address:

Postcode:

Address for service: name, email and postal address *(if different from above):*

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

I could not gain an advantage in trade competition through this submission; or

I **could** gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

I am directly affected by an effect of the subject matter of the submission

I **am not** directly affected by an effect of the subject matter of the submission

Signature:



Date: 30/6/2025

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

XX I do not wish to be heard in support of my submission; or

I do wish to be heard in support of my submission; and if so,

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		(3) I seek the following decisions from Kaipara District Council. <i>(Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	
Please see attached. (Apologies, my next submission will be in the correct format. I saw this too late)				

Add further pages as required – please initial any additional pages

Submission on the Kaipara Proposed District Plan

Submitter: Daniel Leighton – Recent Kaiwaka resident

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Date: 29/6/2025

Forward note: Due to time constraints, the text in green was drafted with the use of AI and subsequently modified.

This submission seeks to support the general intent of the Kaipara Proposed District Plan while recommending critical improvements to ensure more robust environmental, cultural, and social outcomes. The following comments focus on six key areas: climate change, biodiversity and habitat, health, Māori interests, social equity, and water/wastewater infrastructure.

1. Climate Change

While the plan references climate-related national policies and includes hazard overlays, it may benefit from an integrated climate strategy. To achieve meaningful climate mitigation and adaptation:

- Recommendation 1.1: Introduce district-wide objectives and policies that explicitly target reductions in greenhouse gas emissions, aligned with the Emissions Reduction Plan and Zero Carbon Act.
- Recommendation 1.2: Integrate climate resilience considerations across all zones, including urban design, infrastructure siting, and transportation planning.
- Recommendation 1.3: Provide specific provisions that incentivise low-emissions transport modes and compact urban development.

2. Biodiversity and Habitat Protection

The inclusion of overlays for Significant Natural Areas and provisions for ecosystems is positive. Further measures may slow biodiversity decline:

- Recommendation 2.1: Expand ecological corridor mapping and protections to enhance landscape connectivity.

- Recommendation 2.2: Establish measurable biodiversity outcomes (e.g. net biodiversity gain or no-net-loss policies).
- Recommendation 2.3: Strengthen restoration and pest management provisions, including enforceable conditions for replanting and habitat enhancement.

3. Public Health and Wellbeing

The plan supports green space and amenity values, but may benefit from embedding health as a cross-cutting planning consideration.

- Recommendation 3.1: Embed health outcomes (e.g. air quality, noise mitigation, safe active transport) into objectives and assessment criteria.
- Recommendation 3.2: Include specific provisions for access to clean air for all zones other than heavy industrial (including but not limited to the rural zoning adjacent to a heavy industrial zone).
- Recommendation 3.3: Address the needs of vulnerable populations, especially in relation to natural hazards and housing location.
- Recommendation 3.4: Designate and require enriching pedestrian and bicycle routes within residential zones and between residential, commercial, and industrial zones. These need to be designed to ensure safety, connection with nature, and to incentivize low-carbon transport. A Kaiwaka example: There should be a designated pedestrian and cycle route directly from Marshall Rd to the newly designated commercial zone along the river by the town centre, rather than relying on the footpath along state highway 1 which isn't wide enough, safe, or pleasant to use.
- Recommendation 3.5: Provide better transparency with regards to the heavy industrial zone south of Kaiwaka. This is a significant area and there's no mention of it in the commercial and industrial fact sheet whereas other heavy industrial zones and uses are explicitly mentioned. There's also notably no mention of air quality within the commercial and industrial fact sheet. Given these omissions, one would hope there are not currently any working plans for a waste-to-energy plant south of Kaiwaka. If there are plans this would be extraordinarily disingenuous. I don't necessarily oppose waste-to-energy in principle (it depends on the detail), but I absolutely and whole-heartedly oppose any intentional opacity.

4. Tangata Whenua and Māori Interests

The plan provides for Māori Purpose Zones and recognises iwi planning documents, but would benefit from further development of implementation pathways.

- Recommendation 4.1: Strengthen co-governance and shared decision-making mechanisms with iwi and hapū, in alignment with Te Tiriti o Waitangi.

- **Recommendation 4.2:** Make cultural impact assessments a mandatory requirement for high-impact discretionary and non-complying activities near culturally significant sites.
- **Recommendation 4.3:** Ensure provisions across all zones uphold Māori cultural values and tino rangatiratanga over ancestral lands and resources.
- **Recommendation 4.4:** Embrace Te ao Māori, don't fear it. This is a general comment (not district plan-specific) for some within council who appear to take a dim view of Māori: In my view as tangata tiriti, Te ao Māori is a tide that lifts all boats. My belief is that further integration of Te Tiriti o Waitangi and Te ao Māori benefits everyone in our society. These concepts don't need to be feared or suppressed; quite the opposite.

5. Social Outcomes and Equity

- **Recommendation 5.1:** Introduce objectives promoting social equity, including access to affordable housing and community infrastructure.
- **Recommendation 5.2:** Require social impact assessments for large-scale developments.
- **Recommendation 5.3:** Incorporate monitoring of social outcomes, especially in areas undergoing rapid change or intensification.

6. Water and Wastewater infrastructure

The operation of wastewater treatment plants is my area of expertise and I've seen the impact and cost of not getting the strategy and planning stages right. You have the opportunity to put things on the right path for Kaiwaka in particular (I haven't looked at other areas in any detail yet). I'm not across the details but have provided a few considerations and am happy to discuss further if useful.

- **Recommendation 6.1 - Scale of infrastructure required and financing:** Upgrade and fund infrastructure early: In Kaiwaka, the proposed plan appears to provide for somewhere in the vicinity of an additional 3000 households (assuming connections to the wastewater network) which is very significant in terms of the infrastructure required to service this number of houses, and the cost to implement the infrastructure ahead of the growth that requires it. Waiting for growth to fund this level of upgrade will likely lead to consent breaches and health risks to the public due to overloaded infrastructure). Please consider funding well ahead of when the infrastructure is needed. Warkworth is an example of this not going well.
- **Recommendation 6.2 - Wastewater treatment plant location (Kaiwaka):** Make sure you have the right spot. Is the current wastewater treatment plant location suitable in the long term with regards to climate change and rising sea levels? Is there enough real estate in this location to provide the level of upgrades needed to service the proposed development? If not, consider providing for a more suitable location that can service the community in the

long term. This might tie in to the question of drinking water supply below. Note that reclaiming land in a swampy area is extraordinarily expensive. The Helensville WwTP is an example of this, and despite significant recent investment in the plant it's likely to be relocated in the mid-term due to sea level rise. Purchase the land early, and get more than you think you need (The Snells Beach WwTP is an example of a missed opportunity to significantly reduce costs through adequate and timely real estate purchase)

- Recommendation 6.3 - Water infrastructure (Kaiwaka): Make sure you have adequate supply for the eventual demand. Where do you plan to source the volumes of water required to service this level of population? Are the current water sources up for the task? Where is the current treatment plant and is the location suitable for the level of growth outlined? If not, consider how this might dovetail in with the wastewater treatment plant. By the time Kaiwaka experiences significant growth, water reuse will be even more common, and may be the most economic means of providing for the Kaiwaka community. I.e, a modern wastewater treatment plant could discharge to a large open reservoir from which the water treatment plant could draw from. There are cultural considerations to work through but it's common place overseas and may make sense depending on the quality/reliability of the water supply.

Conclusion

The Kaipara Proposed District Plan is a critical opportunity to shape a resilient and inclusive future for the district. Strengthening the provisions in the areas identified above should better align the plan with national direction, the RMA's purpose of sustainable management, and the aspirations of current and future communities.

Thank you for the opportunity to submit. I'm available to provide further input or clarification if useful.