

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:

(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.

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	

Add further pages as required – please initial any additional pages

30th June 2025

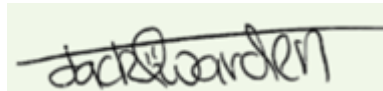
Kaipara District Council

Submission on the Proposed District Plan prepared by Jack Warden (Senior Ecologist) BAppSci - Maj Biodiversity Management

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(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	
Proposed Kaipara District Plan (PDP)	Plan In Full	Oppose	The Proposed Plan has been heavily tinkered with since the Spatial Plan and Exposure Draft Plan (EDP) were drafted. It would	Replace the PDP to be more in line with the EDP.

			<p>appear this plan has lost direction and failed to engage with and/or incorporate the professional advice of local experts and the wider community.</p> <p>Furthermore, I believe the plan fails to meet statutory requirements under Part 2 of the RMA. Noteworthy, is the absence of any form of actual spatial planning to recognise ecological and landscape scale features that are in direct conflict with areas proposed to provide for growth.</p>	
Mangawhai/Hakaru Managed Growth Area	Site Specific Controls Subdivision Activity Status	Oppose	<p>It seems at complete odds to have a Mangawhai/Hakaru Managed Growth area in the PDP. Based on the amount of growth provided in this area through both day-to-day consent applications and Councils acceptance of more than 3 plan changes between 2024-2025</p>	<p>Remove the Mangawhai/Hakaru Managed Growth Area and any associated policy framework.</p> <p>Remove the General Rural Zone in the Mangawhai/Hakaru Managed Growth Area.</p> <p>Replace with a zoning that is appropriate more so than General Rural Zone. The</p>

			<p>within this area it seems that growth has been nothing but promoted. This complete u turn can only be a matter of trying to condense development into recently available residential/lifestyle lots mainly created through plan changes and trying to provide for infrastructure but should not exclude well planned proposals.</p> <p>The irony of the plan administration dependence on who is in council at the time, spatial planning failures and the growth of Mangawhai is clear in the hearing decision on 16 August 2018 Clemway Holdings Limited (RM170170) (2306 Cove Road, Mangawhai, Lot 3 DP 502765 in Computer Freehold Register 753786, 3.0457ha) (Marked with an x below).</p>	<p>area is more suitable for zoning such as Rural Lifestyle Zone.</p> <p>Give more consideration to the Mangawhai Spatial Plan.</p>
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		<p><i>58. Mr Cocker's overall conclusion was that the proposal would generate more than minor cumulative rural character and rural amenity effects.</i></p> <p>Since the decision and almost within the lifetime of the consent (had it been granted) the council approved the Mangawhai Hills (directly across the road) which provides for residential development.</p> 	
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<p>SUB-R4</p> <p>Small lot subdivision</p>	General rural zone	Oppose	<p>It seems at complete odds to restrict growth for example in the Mangawhai/Hakaru Managed Growth area yet provide for growth in 5 lot increments as a Controlled Activity within the surrounding General Rural Zone. It is nonsensical to have an incentivised provision such as SUB-R6 & SUB-R7</p> <p>Environmental benefit subdivision which provides for a similar yield but requires much more consideration and cost to provide the same lot yield outcomes. It is considered that providing this</p>	<p>Remove the Small lot subdivision rule.</p> <p>Reinstate provisions in the Operative District Plan (ODP) such as the Integrated Development Rule.</p>

			type of subdivision as a controlled activity will provide for linear development and urban sprawl with no real requirements to address the effects on the environment.	
SUB-R6 & SUB-R7 Environmental benefit subdivision		Support in part	<ul style="list-style-type: none"> • Oppose the Controlled activity status SUB -R6. In my opinion no subdivision in the rural zone should be a controlled activity • Oppose exclusion of consent notices in 1B. Good environmental outcomes can and have been achieved through the inclusion of consent notice areas where the proposed consent notice is incorporated into a conservation covenant and subject to more stringent consent conditions and management. • Support inclusion to be assessed by a suitably 	<ul style="list-style-type: none"> • Make SUB – R6 a Restricted Discretionary Activity and include Matters for Discretion. • Exclude the word consent notices from 1B. <i>The significant <u>indigenous vegetation</u> or habitat, natural <u>wetland</u> or duneland to be protected must not be subject to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</i> • Reinstate provisions in the Operative District Plan (ODP) such as the Integrated Development Rule which provide for Environmental Benefits. • Provide technical evidence on how Environmental Benefit v lot entitlements thresholds were created.

			<p>qualified and experienced ecologist</p> <ul style="list-style-type: none"> I question the intent and would have to rely on the background technical ecological input (if any was provided) in relation to SUB-S16 Environmental benefit subdivision lot entitlements. The size threshold for SUB-R7 of 0.5ha is rather low especially when there is the opportunity to create 4 additional lots from as little as 2ha of planting which from an ecological and landscape scale is very minimalistic. Support inclusion of an assessment Appendix 5 of the Northland Regional Policy Statement 	<ul style="list-style-type: none"> Increase the threshold for SUB-R7 Restoration or enhancement planting to at least 2ha for the first lot. SUB-R7 Restoration or enhancement planting 1 D iii) is more poorly conveyed and confusing. Assuming the wording may have been overlooked! :- <div style="background-color: #f4a460; padding: 10px;"> <ul style="list-style-type: none"> iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s), and evidence that the planting plan has been implemented for a minimum period of 12 months for the feature being restored or enhanced prior to an application for subdivision under this rule being made to Council; </div> <ul style="list-style-type: none"> <i>A planting plan showing any enhancement or edge planting required within the covenanted area(s), and evidence that the planting plan has been implemented for a minimum period of 12 months for the feature being restored or</i>
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				<i>enhanced prior to a s224c application</i> <i>subdivision under this rule being</i> <i>made to Council.</i>
SUB-S1	General rural zone	Oppose	Oppose the general subdivision rule of <i>Allotments must have a minimum net site area of 12ha.</i>	12ha very much allows continued fragmentation of the rural landscape. Generally, 12ha for many activities do not provide for general ongoing Rural production. Increase the minimum net site size.
SCHED2 – Notable Trees	SCHED2 – Notable Trees	Amend	The current schedule is weak. With areas becoming more urban there will be a need to maintain and integrate trees into the landscape.	Actively update and amend schedule.
Ecosystems and Indigenous Biodiversity	Rules	Amend	Permitted activity standards are two permissible and confusing	Amend to reflects zones
Natural Character	Rules	Amend	Many of the proposed rules appear to be more permissive than the Regional Council and National standard rules e.g. NATC-R3 and NATC-R4.	Amend to be more inline with Regional and National Standards. The current wording creates an illusion of permissive activities that would otherwise not comply with Regional rules and National Standards.

