

## 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](mailto: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](http://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:** Penny Smart

**Phone:** 021439735

**Organisation:** Aoroa Farms

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

**Email:** pennyfsmart@gmail.com

**Postal address:** 242 Pouto Road, RD1, Dargaville

**Postcode:** 0371

**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:**

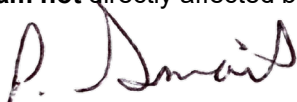


I am directly affected by an effect of the subject matter of the submission



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

**Signature:**



**Date:** 6/28/25

(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	
	GRZ-R3	Oppose in part Dargaville minimum site size 400m2	There are a number of negative consequences to reducing the size of house sites to 400m2 in my opinion .400m2 does not align with site sizes of 600m2 minimum in the other towns in the district and there is no clear or real reasoning given to justify this .It is families that we want to encourage into the Dargaville area and 400m2 sites will not provide the room required for growing families outdoor living. Children need somewhere to play and have pets, room is required for gardens and associated water tanks etc .The infilling of existing housing sites has real potential for destroying the family feel/vibe of the Dargaville township which is very much an attraction for people to live in Dargaville .there are not appropriate or adequate green spaces and or areas to put green spaces (e.g., playgrounds) that could service the infilling number and potential clientel.	That the site area of house in Dargaville general residential zone be 600m2 in line with the other towns in Kaipara District.
	GRZ	Oppose in part the number of new residential sites that are proposed to become available in Dargaville	Similar to my last point above with substandard three water infrastructure I would like to see the number of new general residential sites being made available staggered over a longer time period There is definite instability and unknowns in housing prices, construction costs, ability to borrow and interest rate volatility etc that is becoming the norm It would be very detrimental to the Dargaville township to have a large number of semi finished residential sites due to default or the inability to finish them A large influx of people to the township in a short timeframe will put pressure on facilities such as schools, medical centres, transport options etc that needs to be responsibly managed by councils	More strategically stagger the number of general residential sites made available e.g. a certain number in five yearly increments Or something similar to what is being proposed for limiting numbers at Mangawhai
	GRZ	oppose in part the amount of GRZ sites that boundary with the general rural zone in Dargaville and Mangawhai	I am concerned regarding reverse sensitivity consequences of allowing residential sites to directly butt up against the general rural zone. I suggest this be reviewed with the thought to buffer some or all of the general residential zone areas with rural lifestyle zones. This would need to be strategic/well thought through so as not to inhibit future general residential zone needs	Make provision for Rural Lifestyle buffer areas between general residential zones and general rural zones to avoid reverse sensitivity issues/consequences

	Part 2 ECO Indigenous biodiversity/vegetat ion clearance	In reference to the S32 report on Biodiversity where it says the allowances or clearance of 1000m2 pa are generous and not inline with other district plans I oppose the 1000m2 pa permitted clearance as think the area is too large, too frequently allowed and not consistent with the stated objectives in the KDC proposed plan nor do they align with rules in other districts	The permitted allowance for clearance of indigenous biodiversity and or indigenous vegetation does in no way align with the Overview, Objectives and or Policies stated in the plan The maintenance and enhancement of indigenous biodiversity and vegetation needs to be encouraged Any clearance at all will adversely affect a native ecosystem As stated in the overview ECO these indigenous ecosystems are in serious decline and it seems irresponsible to me that any sort of clearance without a justifiable reason is proposed to be permitted If you were to take a extended view and expand out the per annum permitted activity of 1000m2 clearance over a 10 year period it amounts to 1ha/2.5 acres - a very large area which would be most likely lost for ever	no permitted allowance of clearance except for purposes already stated ECO R1
	Part 2 NH Natural Hazards	support in part	What is missing for me in here are objectives and policy on the importance of emissions reductions	Align the District Plan with national and regional emissions reduction targets and include objectives and policies and potentially rules to reduce greenhouse gas emissions from buildings, transportation, and other activities.
	Detailed and Comprehensive monitoring, reporting and complaint recording system		While monitoring and reporting is mentioned in some of the commentary around the plan it is not directly addressed or mentioned within the plan A comprehensive complaint recording system is also not addressed All of the above are crucial to be sure that the plan is working as intended and that adjustments can be made if not	Included in the plan qualitative and quantitative KPI's, how and when reporting, monitoring and complaints will be recorded, reviewed and how/when action will be taken if required/appropriate
	GE Policy missing		It is disappointing that GE has not been addressed in this plan as is directed by the Regional Policy Statement and an expectation/direction in the RMA While there is pending legislation from Central Government at the end of this year I would like to submit that KDC take the same approach as other councils in Te Tai Tokerau - i.e., precautionary	There needs to be a nation wide conversation/consultation regarding GE and a clear differentiation made between the multiple facets of GE. Part of this conversations needs to identify the true effects on our physical environment (including productive farming) and our access to overseas markets Until this occurs I would think a precautionary approach is the only viable one It is also important politically to align with Regional Policy and other councils

	Thanks and comment on process used to date and going forward		<p>I am wanting to acknowledge the immense amount of work from councilors and staff that has gone into this proposed district plan - thank you</p> <p>My concern however is that the bulk of the work to date has been completed by a sub committee which in my opinion was not appropriate. Being such an influential document best practice governance would say that there needed to be representation, contributions and ownership from all councillors every step of the way.</p>	Compulsory inclusion of all councilors in the further progressment of the proposed district plan from here on
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**Add further pages as required – please initial any additional pages**