

Started on 3 December 2025 at 9:23am | Completed on 3 December 2025 at 9:28am

Form 6

Further submission in support of, or in opposition to, submission/s on the notified Proposed Kaipara District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission that is either **in support of** or **in opposition to** a submission already received by Kaipara District Council on all topics except for the topic of Light in the Proposed Kaipara District Plan.

No new submission points can be made.

The topic of Light was notified for further submissions on 21 October 2025 prior to all other topics due to the hearing for Light being confirmed for December 2025.

- This Form 6 is available for further submissions on all Proposed Kaipara District Plan topics except for Light. The topic of Light was notified for Further Submissions between 21 October 2025 and 4 November 2025 as a hearing for this topic is being held in December 2025.
- **PRIVACY ACT NOTE:** Please note that all information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the Proposed Kaipara District Plan and may be made publicly available.
- I understand that information provided in my submission may be published. *
1A
 - Yes
 - No
- **Use this page to provide your contact details and indicate your preferences regarding hearings.**

- Please provide your details: *

2A

**Your
initial/s
and last
name**

S Allsop

**Your
postal
address
(including
Post
Code)**

3a Ripiro Drive Baylys Beach

**Contact
phone
number**

0272554805

- Enter your email address:

2B

sara.allsop@xtra.co.nz

- Do you have an agent who is acting on your behalf?

2C

- Yes
 No

- We prefer to contact you by email, as it's faster and more reliable than post.
2E However, we're happy to use whichever method suits you best — please select your preferred contact method below: *

- Email
 Postal

- I am (select one of the following options): *

2G

- a person representing a relevant aspect of the public interest
 a person who has an interest in the proposal that is greater than the interest the general public has
 the local authority for the relevant area

- You must specify the grounds for saying that you come within this category (see 2H examples below if you need assistance): *

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly

affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected

- *For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

OR

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected

- I wish to be heard in support of my further submission *
2I
 - Yes
 - No
- If others make a similar further submission, I will consider presenting a joint case
2J with them at the hearing *
 - Yes
 - No
- Council planners have summarised all original submissions and each original submission has a unique reference number, listed below in the Summary of Submissions link below - original submitters may have lodged more than one submission - ensure you carefully enter the correct submission details when you get to the Submission questions!.
 - See all of the summarised original submissions here: [Summary of Submissions](#)
 - You can access the entire list of Original Submissions here: [Original Submissions](#)
 - Original submitter contact details can be found here: [Submitter Contact Details](#)

All of the above documents will open in a new window on your computer, you can also download and save them all if you wish.

- **Instructions:**

1. Enter the **Original Submitter's Name** and the **Submission Point Number** you are further submitting on.
Ensure accuracy—incorrect details may result in your submission being rejected.
2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form.**

- Enter the name of the person or organisation who made the original submission
3A that you are further submitting on: *

Sara Allsop

- Enter the exact submission point number that you are further submitting on
3B (incorrect numbers may cause your submission to be rejected):

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FS14.1

- I support/oppose (tick applicable) the original submission of the submitter: *
3C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
3D

I am writing to formally submit my concerns regarding the proposed zone change and the two proposed subdivisions at Baylys Beach, currently under consideration by the Kaipara District Council.

1. Environmental and Ecological Impact

A primary concern relates to the significant pressure this level of development will place on the local environment and natural resources. Baylys Beach is a sensitive ecological area, and increasing residential density through subdivision and rezoning has the potential to:

- Exacerbate erosion and habitat degradation;
- Increase waste, stormwater, and runoff into surrounding natural waterways and marine environments;

Notably, one of the proposed subdivisions lies within a large water catchment area, and has two significant catchments for the Baylys beach area.

Given the intensifying impacts of climate change, this location

raises serious questions about increased flooding, soil instability, and water management—both for the new developments and for existing properties further down the catchment, particularly those closer to the beachfront.

2. Stormwater and Infrastructure Concerns

We are particularly concerned about where stormwater runoff from these new developments will be directed. The existing environment is already under seasonal stress, and there is insufficient detail available to the public about the capacity or upgrades planned to support the additional load.

Improperly managed stormwater can:

- Lead to flooding during heavy rainfall events;
- Increase sedimentation and pollution in local watercourses;
- Damage existing private property.

These risks are heightened in a coastal area such as Baylys Beach, which is inherently vulnerable to changing weather patterns.

3. Water Supply and Resource Capacity

There is also the critical matter of water supply. Residents are frequently subjected to water restrictions during the summer months due to limited supply. The current system already struggles to meet existing demand. Any new development must demonstrate a sustainable, independent water supply solution before approval is granted. It would be irresponsible to proceed with further subdivision without first resolving these infrastructure shortfalls.

4. Demand for Development

We question whether there is genuine, community-supported demand for this scale of development in Baylys Beach. Anecdotal and historical data suggest a slow but steady pace of growth, which does not necessarily warrant significant rezoning or densification at this time.

Large-scale development in a relatively remote and environmentally sensitive location should be justified by robust, independently reviewed demand assessments, which should be made available for public scrutiny. Without clear evidence of need, the risk remains that this

development is being driven by speculative or short-term commercial interest rather than long-term sustainable planning.

Conclusion

In light of the above, we respectfully request that Kaipara District Council:

1. Pauses or declines the proposed zone change and subdivisions at Baylys Beach until comprehensive environmental impact assessments and infrastructure studies are completed;
2. Prioritises long-term environmental sustainability and community wellbeing over short-term development pressures.

We appreciate the opportunity to provide this feedback and trust that the Council will take the concerns of the local community into serious consideration when evaluating the proposal.

- **3E** Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
 - Yes
 - No
- **3G** Do you have another further submission to make? *
 - Yes
 - No

• Thank You for Your Submission

This is confirmation that your further submission has been successfully received and it will be forwarded to the District Planning Team for analysis. If there are any queries on your further submission, we will contact you either via email or telephone.

Next Steps (Legal Requirement)

- **You must serve a copy of your further submission on the original submitter within 5 working days** of submitting it to the Council.
- This is **your responsibility**.
- Download contact details of original submitters here: [Submitter Contact List](#)

Additional Information:

- If you submitted electronically, **no signature is required**.
- A copy of your submission will be emailed to you shortly.

- If you don't receive it within a few minutes, check your **spam/junk/updates folders**.
- If you nominated an agent for correspondence, they will also receive a copy.

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