



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:** 30/04/2025

**Submission Reference Number #:**2

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

**Submitter:**

Loralie Sheppard

**Contact person and address for service:**

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**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?

- **Yes**

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 2.1

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

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

**Support / Amend / Oppose:** Amend

**Submission:**

No allowance in the Subdivision rules for the exceptions provided under the NPS for HPL 2022 and amended 2024.

#### Relief sought

Clause to be substituted SUB-R3 1b:

b. Subdivision in the General rural zone does not contain

- i) highly productive land OR
- ii) does contain highly productive land but has been determined an exception under clause 3.8 of the National Policy Statement for Highly Productive Land 2022 and amended August 2024.

(Highly productive land as determined by either the New Zealand Land Resource Inventory maps\* or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and

\* For the determination of whether or not a property or part thereof has highly productive land, it has been taken into consideration that the New Zealand Land Resource Inventory maps have a scale of 1 : 50,000, and that the minimum area that can be separately defined at their scale is 10 ha.

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### Point 2.2

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

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

**Support / Amend / Oppose:** Amend

**Submission:**

No allowance in the Subdivision rules for the exceptions provided under the NPS for HPL 2022 and amended 2024.

#### Relief sought

- e. The land to be subdivided into the additional small lots is
- i) not highly productive land OR
  - ii) is highly productive land but has been determined an exception under clause 3.8 of the National Policy Statement for Highly Productive Land 2022 and amended August 2024.

(Highly productive land as determined by either the New Zealand Land Resource Inventory maps\* or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and

\* For the determination of whether or not a property or part thereof has highly productive land, it has been taken into consideration that the New Zealand Land Resource Inventory maps have a scale of 1 : 50,000, and that the minimum area that can be separately defined at their scale is 10 ha

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## Point 2.3

**Section:** Subdivision

**Sub-section:** Rules

**Provision:**

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

**Support / Amend / Oppose:** Amend

**Submission:**

No allowance in the Subdivision rules for the exceptions provided under the NPS for HPL 2022 and amended 2024

**Relief sought**

Clause to be substituted SUB-R7 1g:

- g. The land to be subdivided into the environmental benefit lots is
- i) not highly productive land OR
  - ii) is highly productive land but has been determined an exception under clause 3.8 of the National Policy Statement for Highly Productive Land 2022 and amended August 2024.

(Highly productive land as determined by either the New Zealand Land Resource Inventory maps\* or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and

\* For the determination of whether or not a property or part thereof has highly productive land, it has been taken into consideration that the New Zealand Land Resource Inventory maps have a scale of 1 : 50,000, and that the minimum area that can be separately defined at their scale is 10 ha.

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## Point 2.4

**Section:** Subdivision

**Sub-section: Rules**

**Provision:**

**SUB-R7      Restoration or enhancement planting**

**Support / Amend / Oppose:** Amend

**Submission:**

No allowance in the Subdivision rules for the exceptions provided under the NPS for HPL 2022 and amended 2024

**Relief sought**

Clause to be substituted SUB-R7 1h:

- h. The land to be subdivided into the environmental benefit lots is
  - i) not highly productive land OR
  - ii) is highly productive land but has been determined an exception under clause 3.8 of the National Policy Statement for Highly Productive Land 2022 and amended August 2024.

(Highly productive land as determined by either the New Zealand Land Resource Inventory maps\* or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and

\* For the determination of whether or not a property or part thereof has highly productive land, it has been taken into consideration that the New Zealand Land Resource Inventory maps have a scale of 1 : 50,000, and that the minimum area that can be separately defined at their scale is 10 ha.