



Kaipara te Orangahui • Two Oceans Two Harbours

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: 25/05/2025

Submission Reference Number #:8

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

Submitter:

Dhivian Govender

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?

- **No**

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

Point 8.1

Address:

243 Kaihu Wood Road, Kaihu

Mapping layer:

General rural zone

Submission:

To support the growth and sustainability of rural areas, there should be more flexibility in terms of rural land use.

Relief sought:

- **Encouraging Rural Lifestyle Zones:** Along Kaihu Wood Road and the Kaihu Valley cycle trail, more flexibility for land use should be encouraged. For example, our neighbour at the property at 223 Kaihu Wood Road already has a resident and is not a commercial farming operation. Designating this area as a rural lifestyle zone will attract more people to the region. It makes sense to extend the rural lifestyle zone from Kaihu along the trail onto Ahikiwi Road.

Point 8.2

Address:

243 Kaihu Wood Road, Kaihu

Submission:

Growing our community will be important for future revenue streams. Creating more flexibility for rural land owners will help enable this.

Relief sought

- **Flexible Land Use in the General Rural Zone:** Allowing larger lots (over 24 hectares) to have multiple dwellings for worker accommodation, rental income, or multi-generational living. Additionally, permitting minor residential units will provide more housing options. It should be considered to increase these dwelling slightly to 120sqm as this would provide a bit more flexibility. The current interpretation of requiring a 24-hectare space between dwellings is not feasible. Clearer guidelines are needed to balance development and safety.

Point 8.3

Address:

243 Kaihu Wood Road, Kaihu

Submission:

Maintaining the aesthetic and environmental quality of our district is crucial.

Relief sought

I propose:

- **Incentives for Property Clean-Up:** Current rates and land value assessments act as a disincentive for property maintenance. Introducing incentives for property clean-up and imposing strong fines for non-compliance will encourage better property management.
 - **Retroactive Clean-Up of Broken-Down Cars:** Implementing a retroactive clean-up program for broken-down cars, followed by strict fines for future violations, will improve the overall appearance and safety of our district.
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Point 8.4

Address:

243 Kaihu Wood Road, Kaihu

Submission:

Our district must be a safe place for residents and visitors alike.

Relief sought

- **Stricter Laws for Roaming Dogs and Cattle:** Implementing stricter regulations and giving animal control officers more authority to impound or destroy dangerous animals will help ensure the safety of our community.
 - **Greater Police Presence and Patrols:** Increasing police presence and patrols in rural communities will enhance security and deter criminal activities, ensuring a safer environment for all residents.
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Point 8.5

Address:

243 Kaihu Wood Road, Kaihu

Submission:

Tourism is a vital component of our district's economy and community well-being. By investing more in tourism infrastructure and services, we can create a more vibrant and prosperous community.

Improving the Kaihu Valley Cycle Trail: During my cycling trips in Australia, I have met numerous people who speak highly of the cycle trails in Northland and the natural beauty of our country. However, there are concerns about wild dogs and roaming cattle, coupled with the lack of facilities along the trail, such as toilets and emergency phones.

Relief sought

The council should partner with local land owners and residents to eradicate wandering stock and dangerous animals. There should also be investment into more facilities along the trail.

- Addressing these issues will enhance the safety and appeal of the trail for both locals and tourists.
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Point 8.6

Address:

243 Kaihu Wood Road, Kaihu

Mapping layer:

General rural zone

Submission:

Creating a safe and happy place involves embracing sustainable energy alternatives.

Relief sought:

- **Partnerships for Solar Power:** Partnering with organisations to develop solar power alternatives, especially along the west coast where some work has started, will promote environmental sustainability and provide long-term benefits to our community.