

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: 22/05/2025

Submission Reference Number #:9

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

Submitter:

Sara Allsop

Contact person and address for service:

Sara Allsop
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Attachments:

09 S Allsop.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

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

- **Yes**

Submission points

Point 9.1

Section: Planning Maps

Sub-section: General

Provision: General

Support / Amend / Oppose: Oppose

Submission:

Refer to attached submission

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

Dear Council Members,

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.

