



**KAIPARA
DISTRICT
PLAN REVIEW**

DECEMBER 2021

Kaipara District Plan Review Discussion Document Feedback Summary



SUBDIVISION

The feedback received for Subdivision generally supports having clear provisions to ensure subdivision is designed and located to suit the role and function of zones, the need to identify integrated infrastructure planning to ensure connectivity between land parcels, and the need for additional protection for higher class land and highly productive land.

There were several concerns expressed including earthwork provisions around archaeological sites, reserve sensitivity issues and maintenance, fragmentation impacts, water supply for subdivisions in Mangawhai, the potential for subdivision to undermine existing rural activities, the complexity of the process and subdivision being granted on discretionary grounds.

Other concerns included the impact of subdivision on cultural values and traditional relationships and associated important resources such as indigenous vegetation, food sources, water quality, the effects on the mauri of land, air and water, and the impact on sites of cultural significance and cultural landscape areas. Additionally, the impact of subdivision on natural resources, the mauri of land, air and water, cultural values and traditional relationships, and sites of cultural significance and cultural landscape areas were also outlined areas of concern.





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RECOMMENDATIONS

- Establish areas around towns which can be subdivided easily.
- Rule 12.13.2 and 12.13.3 be removed from the new District Plan and Rule 12.13.1 to be reworked significantly to avoid misinterpretation.
- 'Environmental Benefit' Rule to include wetland protection, riparian/stream margin protection, revegetation planting assessment and indigenous vegetation protection.
- Council should produce standard guidelines and operating procedures relating to private consultant reporting.
- Replace Appendix 25G similar approach for the assessment of ecological significance as that used in the Auckland Unitary Plan 'Schedule 3 Significant Ecological Areas "Terrestrial Schedule'.
- Remove Small Lot subdivision rule in the rural zone.
- Remove any provision for subdivision within existing areas of ecological significance such as the Brynderwyns Range.
- Subdivision in the rural zone to be centred around existing highly developed areas and prohibited from areas of prime or elite soils.
- Any future development to provide for minimum 20% affordable housing.
- Provide adequate potable water where subdivision is not reticulated.
- Further subdivisions within the Mangawhai Harbour Residential Zone should be restricted and discouraged.
- Review the Engineering Standards 2011.
- Include provision for the special nature of Māori land.

