



**KAIPARA
DISTRICT
PLAN REVIEW**

AUGUST 2021

**Kaipara District Plan Review
Discussion Document Summary**

HAZARDS AND RISKS

BACKGROUND

Many parts of the Kaipara District are susceptible to certain risks. The information below provides an overview of each key risk that requires consideration in terms of district planning.

Hazardous Substances

Harm can occur because of an accidental release or spill, an unintended chemical reaction, fire or explosion associated with a hazardous substance.

Contaminated Land

Land can become contaminated when hazardous substances are not used, stored or disposed of appropriately. Activities on land where contamination may have occurred in the past must be managed to prevent risks to human health and safety and to the environment.

Climate Change

Climate change is already happening across the country, and Kaipara communities are experiencing more frequent and more extreme weather events such as heavy rainfall events and prolonged droughts. The new District Plan will need to respond to any Central Government directives related to climate change and include provisions to help communities to adapt to impacts such as sea level rise and more intense rainfall events.

Flood Risk

Flooding is a major natural hazard risk within the Kaipara District. Subdivision and land use development need to be carefully planned and managed in areas which are susceptible to flood hazard risks.

Coastal Environment and Coastal Flood Hazards

Northland Regional Council released draft coastal [hazard maps](#) in April 2021 which identify the areas of the coastline that are susceptible to coastal erosion and coastal inundation (coastal flooding). This information will need to be reflected in the new District Plan along with policies and rules to manage activities in the high hazard areas.

Geotechnical Hazards

Council is collating information relating to [Geotechnical Hazards](#) to help identify where potential development may occur within the Kaipara District, taking into account the hazards, risks and opportunities within the District. This work (along with all the other hazard information described above) will inform where development may occur in future and where it should be avoided.

KEY ISSUES

- The current provisions for hazardous substances need to be reviewed to reflect legislative changes, as they may duplicate responsibilities under Hazardous Substances and New Organisms Act 1996 (HSNO) and Health and Safety at Work Act 2015 (HSWA) legislation.
- The current provisions for contaminated land need to be reviewed to ensure they reflect the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).
- The Operative District Plan does not reflect current science and national direction on climate change matters
- The current provisions for managing flood risk areas need to be reviewed to reflect the most recent available information.
- The coastal environment maps (and provisions) need to be updated to reflect the mapped coastal environment in the Regional Policy Statement for Northland.
- The current provisions for managing the effects of coastal inundation, and coastal erosion areas, need to be reviewed to reflect new information from Northland Regional Council.
- While some information on geotechnical hazards will inform the new District Plan in terms of identifying suitable growth areas, additional information on this topic will inform other processes, such as building consents and needs to be kept up to date and publicly available for these purposes.

THINGS TO THINK ABOUT

The content of a district plan ranges from fulfilling legal requirements made by Central Government and regional councils, to proposing specific provisions that meet the needs of our District and its communities. This list includes any changes required to meet legal obligations, as well as some ideas Council wants to explore further with our communities.

- Council will be amending the hazardous substances provisions to reflect the new approach to hazardous substances required by legislation.
- We need to ensure provisions for contaminated land continue to reflect the NESCS.
- How to develop and provide new provisions addressing the effects of climate change, specifically provisions relating to adaptive management and, in some cases, managed retreat needs consideration. This work needs to be developed in conjunction with affected communities particularly in areas where sea level rise will have a detrimental impact in the future.
- Council need to review the provisions for managing the effects of flood hazards, in consultation with communities which are located within flood prone areas. Future subdivision or development may need to be restricted in some areas where the flood risks are high.
- The relevant maps are required to reflect Northland Regional Council's maps, ensuring coastal hazards and areas at risk of coastal inundation are identified. Where coastal hazard risk is high, Council needs to consider developing provisions to enable adaptation planning and decisions to be developed in conjunction with affected communities.
- Council want to review the provisions for managing geotechnical hazards to ensure communities are aware of these hazards and the implications for future subdivision and development.