

EXPOSURE DRAFT KAIPARA DISTRICT PLAN

Kaipara District Council is reviewing its current District Plan. The District Plan controls where activities and development can be located and how land can be used and developed. The Kaipara District Plan lays the foundation for all land use decisions within the district.

The Kaipara District Council prepared an Exposure Draft of the District Plan (EDDP) so the public could consider whether we are heading in the right direction. Feedback on the proposed changes and key issues will help shape the plan before it begins the formal notification and consultation process.

ENGAGEMENT REACH

Throughout August and September 2022, the council held local drop-in sessions, online webinars, and offered direct contact with Council planners (over the phone, or online through Microsoft Teams).



Respondents could use an online survey to comment on specific or general parts of the plan



Respondents offered feedback in their own formats

OVERALL THEMES

- Free-form submissions were commonly from private companies, industry bodies, or government organisations. Online form responses were more commonly from private individuals.
- Rural zones, residential zones, and subdivisions were the most commented on sections of the EDDP, each receiving comments from over 90 respondents.
- Strategic Direction and Genetically Modified Organisms attracted significant comment, as did Infrastructure, Earthworks, Noise, and Transport chapters.
- A large proportion of feedback on the most commented-on sections of the EDDP typically sought amendments that would enable various organisations to continue activities that are part of their operational mandate.
- Individuals most commonly sought amendments to rules and provisions to alter zoning designations or zone boundaries regarding individual properties, or, more broadly, to protect current ways of life.
- There were concerns that residential encroachment will negatively impact rural areas with regard to: primary production, light industry locations or operation, and the character of open or green space.

PART 1 INTRODUCTION AND GENERAL PROVISIONS

NUMBER OF COMMENTS BY CHAPTER IN THE INTRODUCTION AND GENERAL PROVISIONS SECTION:



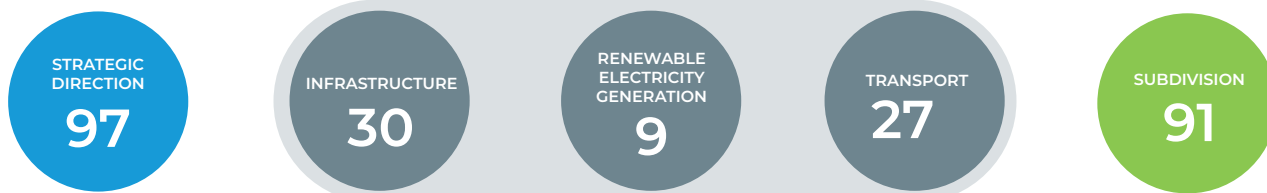
The largest groups of submissions were regarding Interpretation (42 comments) and How The Plan Works (17 comments).

- **Interpretation** comments largely suggested various deletions and amendments to definitions.
- All other submissions in this section were highly varied.

PART 2 DISTRICT-WIDE MATTERS

NUMBER OF COMMENTS BY CHAPTER IN THE DISTRICT-WIDE MATTERS SECTION:

ENERGY, INFRASTRUCTURE & TRANSPORT:



HISTORICAL & CULTURAL VALUES:



HAZARDS & RISKS:



NATURAL ENVIRONMENT VALUES:



GENERAL DISTRICT-WIDE MATTERS:



The most commented on subsections were **Strategic Direction (93 comments)**, **Subdivision (91 comments)**, and **General District-Wide Matters: Genetically Modified Organisms (47 comments)**.

- **Strategic Direction** feedback included suggested changes to the DDP's climate change goals, and amendments to ensure growth was appropriately managed. Submissions were often on behalf of organisations and industry advocating for various changes to ensure their activities were not constrained.
- **Subdivision** comments highlighted concerns around reverse sensitivity and spreading residential areas affecting significant infrastructure and productive land. Various amendments were also suggested, with respondents frequently advocating for smaller minimum lot sizes be allowed in low density, medium density, large lot and rural zones.
- **Genetically Modified Organisms** comments predominantly expressed support for the DDP's precautionary approach, citing environmental, economic, and cultural reasons for their support, and highlighting alignment with other councils and regional policies. Suggested amendments were generally to reword objectives to align more closely with the Hazardous Substances and New Organisms GMO classifications, use more specific terms and consider the impacts of using GMOs on tangata whenua.



PART 3 AREA-SPECIFIC MATTERS

NUMBER OF COMMENTS BY CHAPTER IN THE AREA-SPECIFIC SECTION:

ZONES:



SPECIAL PURPOSES ZONE:

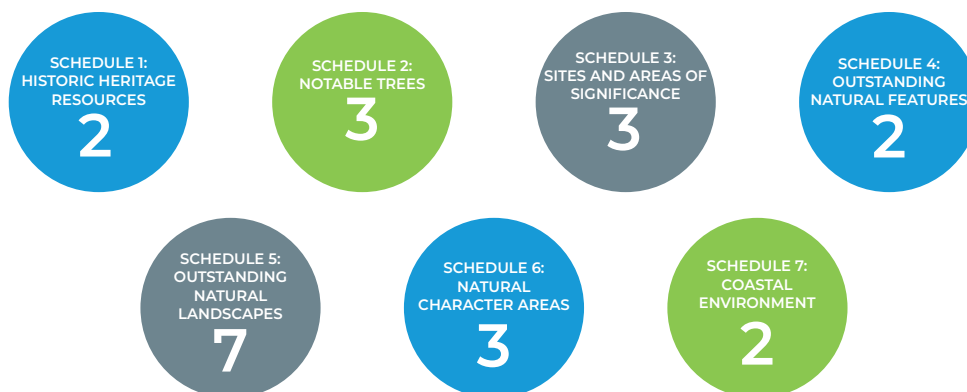


The most commented on subsections were Zones: Rural (142 comments), Residential (102 comments), Industrial (26 comments), and Commercial and mixed use zones (25 comments).

- **Rural zones** comments predominantly suggested amendments to reduce negative impacts of urban/residential encroachment into rural areas and protect the ability of organisations and industry to carry out their activities.
- **Residential zones** feedback encompassed a diverse range of amendments. Respondents frequently argued for specific zone changes regarding personal property holdings. Reducing minimum lot sizes was also suggested. Generally, respondents were supportive of a diverse range of housing types and densities, and enabling well-planned, sustainable growth across the district.
- **Industrial zones** comments were primarily about the Heavy Industrial Zone. Various amendments were sought, both regarding rezoning of specific sites and changes to ensure businesses and industry could continue to operate. There was support for the current provisions on the grounds that they enable activity, and suggestions to zone more land as light industrial.
- **Commercial and mixed use zones** comments mostly suggested amendments to this chapter, generally seeking changes related to a specific property of interest to the submitting party, such as suggesting a change from fully commercial to split zoned. A couple of others suggested broader changes, like allowing for increased building heights in certain commercially zoned areas or adding specific activities to the wording of the document.

PART 4 SCHEDULES AND APPENDICES

NUMBER OF COMMENTS BY CHAPTER IN THE SCHEDULES AND APPENDICES SECTION:



All sub-sections received a relatively small number of comments. The largest was Schedule 5: Outstanding Natural Landscapes (7 comments).

- **Outstanding Natural Landscapes** comments primarily wanted to ensure that robust environmental protections are in place.