



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: 30/06/2025

Submission Reference Number #:108

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

Submitter:

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New Zealand

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Attachments:

1160 SH12.png

1160 SH12.png

I wish to be heard: Yes

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 108.1

Address:

1160 SH12 Maungaturoto-Paparoa, Otamatea/Central

Submission:

Site Description:

Located on the corner of State Highway 12 and Griffin Road – 1160 Maungaturoto – Paparoa Road (SH12), legally described as Lot 3, DP 208415, and can be generally described as undulating grassland with a central flood plain. On its northern boundary there are a couple of rural lifestyle sites (with the general rural zone also), to the west is Griffin Road and to the south is SH12 and former railway worker cottages. To the east, 225 Griffin Road is also undulating grassland (currently zoned general rural but proposed zoning is split between general rural and rural lifestyle).

Under the Operative District Plan 1160 State Highway 12 (Lot 3, DP 208415) is currently zoned (and proposed) General Rural, and we submit an amendment in the Proposed District Plan to Light Industrial. This would be a simple extension of the existing adjoining Light Industrial zone to the east of 1160 SH12. 1160 SH12 has existing Land Use consent for operation of a Warehouse (RM050180). An amendment to the proposed district plan on this property would be consistent with its Land Use consent and this extension of the existing light industrial zone and existing commercial nature of the area flows into Maungaturoto. Given the proximity of the site to the railway station, it is considered that amending the site to light industrial would integrate well with the township and provide direct opportunity for the economic wellbeing in the area.

Aspects taken into consideration with this submission to amend the zoning include:

1. Roading access – a zoning amendment would not have a significant effect on driver or pedestrian safety or the safety of the road network as site distances on the existing crossing are more than 250 meters in each direction. Griffin Road traffic volumes are low. Pedestrian and cycle traffic is light. SH12 is sealed and constructed to a standard that already accommodates the adjoining Light Industrial property adjoining 1160 SH12. While the western end of the southern boundary is considered susceptible to potential flooding, existing access is via State Highway 12 and is proving unaffected by flood.
2. Landform & geological - there are no significant landforms apart from a short length of the upper reach of the Pahi River, and amending the zoning would not uncontrollably affect the site erosion liability or other forms of hazard. The property contours are mainly easy, with some strongly rolling.
3. Cultural - the property is not coastal and there are no known historical or cultural features/taona or customary rights. No known implications in terms of the Treaty of Waitangi.
4. Ecological and Environmental - no significant indigenous forests/vegetation or wetlands will be adversely affected. No negative impact to indigenous fauna, landscape feature or archaeological site. No adverse effects on air, water, soil or ecosystems, except 9.6 ha of the site is flood susceptible (15 ha not being flood susceptible). This potential flood plain area can be managed under future development controls, such as subdivision layout minimum floor levels.
5. Services - Wastewater, stormwater and water supply. Currently wastewater and stormwater disposal are onsite. Although there is nearby sewer reticulation servicing the rail housing, it is not anticipated that this system would need to be extended/upgraded to service Lot 3, DP 208415 but rather future lots would be required to dispose of wastewater and stormwater onsite, accepting that 2000 sq m minimum size would apply. The subject property is connected to the existing Maungaturoto water supply.
6. Power and telecommunication – electricity and telecommunication services are currently in place.

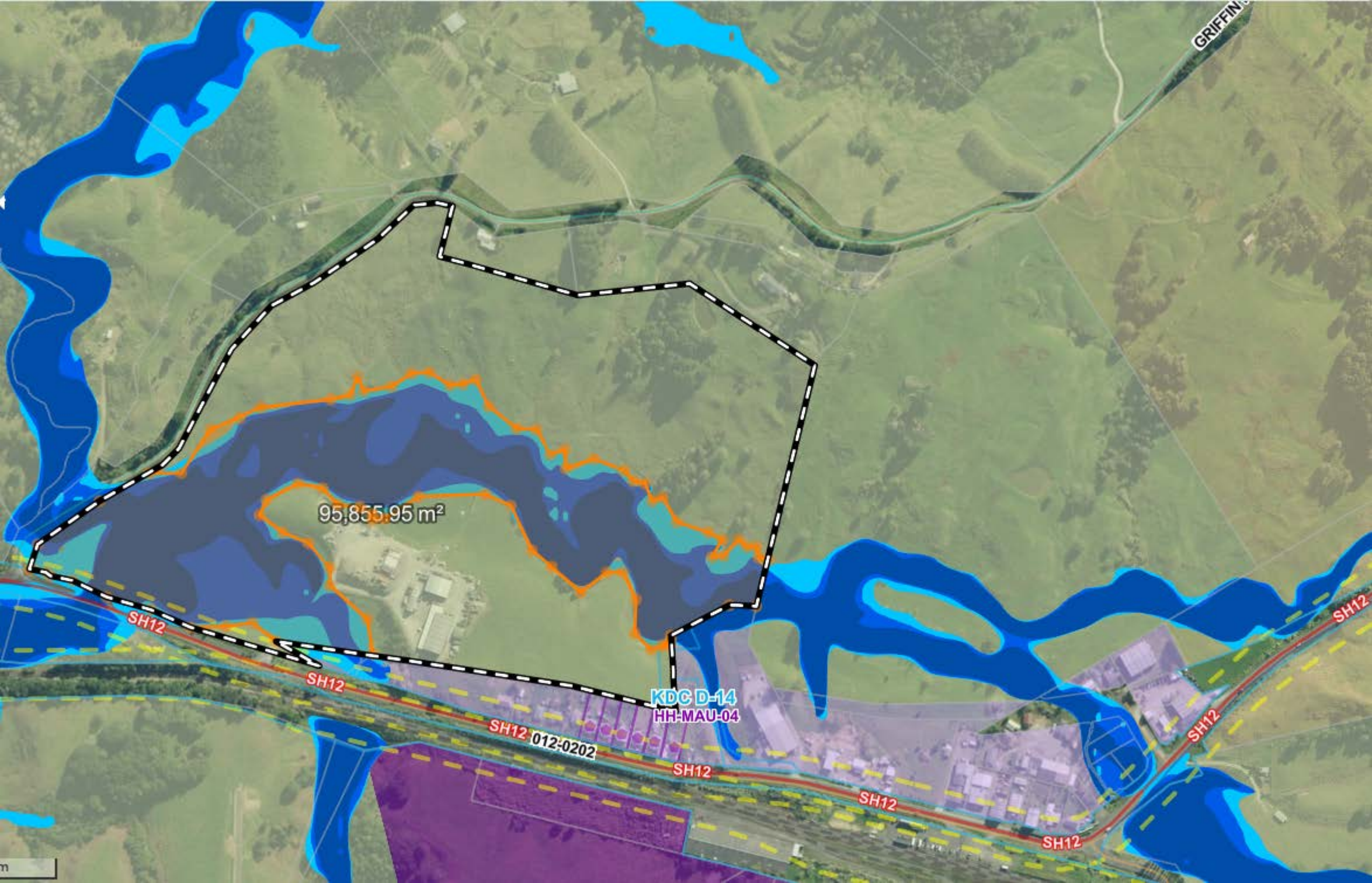
There are minimal implications regarding use of energy.

7. Noise and Vibration hazards – proposed district plan maps identify State Highway corridor noise control boundary – the light industrial zoning would be more acceptable to this than a rural or rural residential zone.
8. Heritage and sensitive areas - there are no identified historic buildings or significant sensitive sites in the vicinity. No effect on existing local public reserves.
9. Character/visual effects – Lot 3, DP 208415 is not a prominent site therefore impact of an amended zoning would not affect the views, skyline or character of the area.
10. Natural resources - no effect on the site's underlying soil or mineral resources.
11. Productivity- it is noted that the lower end of an economic unit for dry stock farming is ten times* the existing site area (Lot 3, DP 208415 is 24.6 ha). It is also noted that the better soils are limited as they are within the flood susceptible zone. **Ref; see Sheep and Beef Survey 2020-2021 by Beef and Lamb NZ Economic Service.*
12. Increasing the Light Industrial zoned area available to Maungaturoto will complement the existing growth of the township (more than 16% 2013-2023, *Ref; Stats NZ*) as well as the expected growth due to the improved roading plan for the Te Hana to Whangarei SH 1 corridor. While the subject property is 24.6 ha, when considering a minimum requirement of 2000 sq metres of these potential LIZ sites, less the 9.6 ha of potential flood plain, the increase of Light Industrial zoning is considered appropriate for its location and the region.
13. Public works - there are no significant public works or airfields in vicinity of the site.

Overall this submission appears to not be contrary to the objective and policies of the district plan and rezoning would be consistent with surrounding land use.

Relief sought

Rezoning of 1160 Maungaturoto – Paparoa Road (SH12), legally described as Lot 3, DP 208415, from General Rural to Light Industrial



GRIFFIN

95,855.95 m²

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HH-MAU-04

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