



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 #:113

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

Submitter:

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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

- **No**

Submission points

Point 113.1

Section: Commercial Zone

Sub-section: Objectives

Provision:

A network of attractive commercial centres in the district comprising:

1. Strategically important focal points for community and commercial investment, being the town centres of Dargaville, Maungatūroto, Kaiwaka and Mangawhai; and
2. Neighbourhood centres providing small scale, primarily convenience [activities](#) that serve their immediate community.

Support / Amend / Oppose: Oppose

Submission:

The rezoning of Baylys Beach to provide for commercial activities is understood and supported in principle. However, the extent of the rezoning as Commercial Zone is excessive and the lack of differentiation between town centre and neighbourhood centre uses, as described by COMZ-O2, is opposed. The rule framework for the Commercial Zone does not differentiate between activities that are anticipated and accepted within neighbourhood centres, such as Baylys Beach, and that within a town centre of locations listed. Neighbourhood centres should be convenience activities, as described in this objective, but no follow on differentiation in the rules would ensure this is achieved and the scale of rezoning could allow inappropriate activities to obtain enough land to develop.

Relief sought

Reference to neighbourhood centre from COMZ-O2 should be removed as Baylys Beach should be removed from the Commercial Zone and instead be rezoned, as per the National Planning Standards, as a Neighbourhood Centre Zone.

This would ensure activities permitted are that which this objective, as currently worded, anticipates.

Point 113.2

Section: Commercial Zone

Sub-section: Policies

Provision:

COMZ-P1 **Commercial centre hierarchy**

Support / Amend / Oppose: Oppose

Submission:

It is not considered that the commercial centre hierarchy will be achieved by this rule framework as there is no differentiation in the rules or standards guarding village neighbourhood centres from inappropriate activity.

Relief sought

Remove neighbourhood centres from this commercial zone and introduce a Neighbourhood Centre Zone, as per the National Planning Standards.

Point 113.3

Section: Commercial Zone

Sub-section: Policies

Provision:

COMZ-P7 Industrial activities

Support / Amend / Oppose: Amend

Submission:

Limit is not a sufficient safeguard for a non-complying activity (COMZ-R15). Particularly necessary for Baylys Beach where industrial would be incredibly inappropriate.

Relief sought

Amend 'limit' to 'avoid'. Preferably achieve this through the introduction of Neighbourhood Centre Zone for Baylys Beach to achieve the local convenience activities and avoid such industrial activities which may have an argument for inclusion in the specifically identified town centres.

Point 113.4

Address:

20 Sea View Road, Baylys Beach

Mapping layer:

Commercial zone

Submission:

The policy and rule framework for this zone does not differentiate between the town centre locations and neighbourhood centres as specified in COMZ-O2. Neighbourhood centres are not specifically defined in location but it is presumed that Baylys Beach is intended to be considered such a centre. To locate some of the permitted commercial activities in this location would be highly inappropriate and not commensurate with the village values and aspirations that were reported on in the Kaipara District Spatial Plan – Ngā Wawata 2050 process or neighbourhood centre intention (COMZ-O2).

It is not considered that the existing ecosystems or roading infrastructure would be capable of handling this extent of commercial activity in this location.

It is noted that the spatial plan, which identified 30 years of long term growth potential, accepted mixed use/commercial development might extend the entire scale and extent this 10 year district plan is now proposing. The extent is inappropriate.

Relief sought:

Significantly reduce the scale of commercial activities within Baylys Beach. In addition, follow the National Planning Standards to introduce a Neighbourhood Centre Zone which achieves 'small-scale commercial and community activities that service the needs of the immediate residential neighbourhood' as defined by the planning standards.

Point 113.5

Address:

3A Ripiro Drive, Baylys Beach

Mapping layer:

General residential zone

Submission:

*This should be recorded against 1 Gillespie Drive, Baylys Beach (Legal Desc: LOT 4 DP 315419) and Baylys Coast Road, Dargaville (Legal Desc: LOTS 4 5 6 DP 365577 PT KAIHU 1 ON DP 22703) not 3A Ripiro Beach Road but the eplan system would not allow selection of those properties.

The extent of the proposed general residential at 1 Gillespie Drive, Baylys Beach (Legal Desc: LOT 4 DP 315419) in addition to the part rezoning of Baylys Coast Road, Dargaville (Legal Desc: LOTS 4 5 6 DP 365577 PT KAIHU 1 ON DP 22703) is inappropriate and unrealistic for Baylys Beach for the 10 year span of this proposed district plan. The Kaipara District Spatial Plan – Ngā Wawata 2050 identified rezoning land at 1 Gillespie Drive alone to provide for 30 years worth of residential expansion, so to now propose rezoning this entire extent as well as additional land to the south on Baylys Coast Road is not supported as does not align with the community's vision and aspirations.

The social infrastructure, roading infrastructure and waters network are not considered suitable for this scale of expansion. Some identified issues with infrastructure include: Dargaville services this community but does not have sufficient medical facilities for the existing population, there is no safe school bus collection and drop off points, insufficient footpath network for safe pedestrian movements, roading network not suitable for peak traffic movements (particularly during holiday periods), beach access points inappropriate for current level of traffic movements thus putting ecosystem at risk, insufficient parking, existing demand for reserves/playground facilities, insufficient water for community, increasing concerns with extent of wastewater discharging to the environment.

Relief sought:

Reduce the scale of rezoning of these two properties to align with 10 years worth of demand. Master planning these two properties could be utilised to identify realistic scale of rezoning to future proof additional rezoning commensurate to demand of this village.