



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: 04/06/2025

Submission Reference Number #:15

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

Submitter:

Kauri Kottage Limited

Contact person and address for service:

Craig Rendle
Pouto Marine Hall Incorporated
16-18 Signal Station Road RD1 Te Kopuru 0391
New Zealand

Electronic address for service: craig.rendle@quixnz.com

Attachments:

15 Kauri Kottage Ltd.pdf

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

Submission points

Point 15.1

Section: Historic Heritage

Sub-section: Rules

Provision:

HH-R1	Maintenance or repairs	
All zones	<p>1. Activity status: Permitted</p> <p>Where: The works are:</p> <ol style="list-style-type: none">Replacement or repairing in situ decayed or damaged heritage fabric, using materials which resemble the: colour, texture, form and design of the original heritage fabric, as closely as possible; and/orRepainting of existing painted surfaces.	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <ol style="list-style-type: none">The effects on the identified heritage values of the item;The resemblance of the colour, texture, form and design to the original; andThe potential reuse of existing heritage fabric.

Support / Amend / Oppose: Oppose

Submission:

Refer to attachment.

Point 15.2

Section: Historic Heritage

Sub-section: Rules

Provision:

HH-R2	Works within heritage item setting	
All zones	<p>1. Activity status: Permitted</p> <p>Works within the setting of a heritage item listed in SCHED1 – Historic Heritage Resources</p> <p>Where:</p> <ol style="list-style-type: none">Construction of any non-habitable building or structure less than:<ol style="list-style-type: none">10m² in area and 2m in	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <ol style="list-style-type: none">Whether the new building, structure, or earthworks will be compatible with, or protect, the heritage fabric, values, and significance of the heritage item including design, detailing, architectural features and

	<p>height; and</p> <p>ii. Not attached to the scheduled heritage item; and</p> <p>iii. There is only one such building or structure in total; or</p> <p>b. Construction of any fence less than 2m in height; or</p> <p>c. Where a heritage item is identified as a cemetery and the earthworks are:</p> <p>i. no more than 10m² in area and 1.5m depth; or</p> <p>ii. for interments; or</p> <p>iii. the installation, maintenance or repair of any monument associated with interments.</p> <p>d. Earthworks for the purpose of:</p> <p>i. Gardening, garden amenities, driveways cultivation, small structures or fence posts; or</p> <p>ii. Repair, replacement or maintenance of existing underground infrastructure, drains or water races; or</p> <p>iii. Maintenance and repair of existing car park areas, access ways, driveways, paved areas, household connections, drains, rainwater tanks or effluent ponds.</p>	<p>location of heritage items;</p> <p>b. The layout and orientation, form, and materials of the new building or structure in relation to the setting; and</p> <p>c. Where the item is listed with Heritage New Zealand Pouhere Taonga, whether consultation has been undertaken, and the outcome of that consultation.</p> <p>Notification: Any application arising from HH-R2 shall not be subject to public notification or maybe limited to HNZPT if written approval has not already been obtained.</p>
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Support / Amend / Oppose: Oppose

Submission:

Refer to attachment.

Point 15.3

Section: Historic Heritage

Sub-section: Rules

Provision:

HH-R3	Earthquake strengthening or fire protection upgrades	
All zones	<p>1. Activity status: Controlled</p> <p>2. Matters over which control is reserved:</p> <p>a. The impact on any architectural features and details that</p>	<p>3. Activity status when compliance not achieved: Not Applicable</p>

	<p>contribute to the heritage values of the heritage item;</p> <p>b. The extent of the retention of the original facade;</p> <p>c. The visual impact of the additions on the heritage item;</p> <p>d. The form and materials to be used to maintain heritage values including integration with, and connection to, other parts of the heritage item;</p> <p>e. Where the item is listed with NZHPT, whether consultation has been undertaken and the outcome of that consultation;</p> <p>f. The outcome of any assessment or consultation with a suitably qualified and experienced heritage professional;</p> <p>g. Whether any documentation of changes is proposed during and upon completion of the work by means such as photographic recording.</p>	
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Support / Amend / Oppose: Oppose

Submission:

Refer to attachment.

Point 15.4

Section: Historic Heritage

Sub-section: Rules

Provision:

HH-R4	Accessibility upgrades	
All zones	<p>1. Activity status: Controlled</p> <p>2. Matters over which control is reserved:</p> <p>a. The architectural, design features and details that contribute to the heritage values are protected as far as practicable;</p> <p>b. The original fabric is protected as far as practicable;</p> <p>c. The visual impact of the additions are minimised;</p> <p>d. The integration of any additions with other parts of the heritage item;</p> <p>e. Whether the work is reversible;</p>	<p>3. Activity status when compliance not achieved: Not Applicable</p>

	<ul style="list-style-type: none"> f. Where the item is listed with HNZPT, whether consultation has been undertaken and the outcome of that consultation; g. The outcome of any assessment or consultation with a suitably qualified and experienced heritage professional; h. Whether any documentation of changes is proposed during and upon completion of the work by means such as photographic recording. 	
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Support / Amend / Oppose: Oppose

Submission:

Refer to attachment.

Point 15.5

Section: Historic Heritage

Sub-section: Rules

Provision:

HH-R5	Alterations and additions	
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>2. Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Location, form, layout, scale, style, materials; b. Whether the additions and alterations enhance the heritage item or impact on heritage values; c. Any impacts on the extent of setting of the item; d. The extent to which the heritage item or building has been damaged by natural events and the necessity of the work to further prevent deterioration; e. Where the item is listed with HNZPT whether consultation has been undertaken and the outcome of that consultation; and f. The outcome of any assessment or consultation with a suitably qualified heritage and experienced heritage professional. 	<p>3. Activity status when compliance not achieved: Not Applicable</p>

Support / Amend / Oppose: Oppose

Submission:

Refer to attachment.



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FOR OFFICE USE ONLY

Date received:

Submitter ID:

Submission Form (Form 5)

Submission on

Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)
Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340
In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full Name: Craig Rendle **Phone:** 021 950 266

Organisation*: Kauri Cottage Ltd

* the organisation that this submission is made on behalf of

Email: Craig.Rendle@govt.nz

Postal Address: 3 SIGNAL STATION ROAD

RD 1 TE KOPURU **Postcode:** 0391

Address for Service: name, email and postal address (if different from above):

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

- ☒ I could not gain an advantage in trade competition through this submission; or
☐ I could gain an advantage in trade competition through this submission.

☐ **If you have ticked this box please select one of the following:**

- ☐ I am directly affected by an effect of the subject matter of the submission
☐ I am not directly affected by an effect of the subject matter of the submission

Signature: [Signature] **Date:** 3/6/25

(Signature of person making submission or person authorised to sign on behalf of person making the submission)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

- ☐ I do not wish to be heard in support of my submission; or
☐ I do wish to be heard in support of my submission; and if so,
☒ I would be prepared to consider presenting my submission in a joint case with others making a similar

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: (include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)		(3) I seek the following decisions from Kaipara District Council. (Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	
Historic - Heritage				
HH-01 Heritage	HH-N1 to HH-R5	OPPOSE in PART.	BUILDING PREVIOUSLY MODIFIED/SITE DEVELOPED WITH STEPS COST TO OWNER.	WE ARE VERY PROUD OF THE KAWA POTAGE BUT AS IT HAS ALREADY BEEN MODIFIED PRIOR TO OUR OWNERSHIP, WE QUESTION IF IT SHOULD MAINTAIN A HERITAGE IS CATEGORY.
				IF IT IS DEEMED APPROPRIATE THEN KDC SHOULD SURVEY AND ACKNOWLEDGE THE CURRENT MODIFICATIONS less than to roof on north side) AND we should enter into a partnership that our future repairs and maintenance /replacement to the external structure be met 50/50 by KDC and owner (e.g putting roof/battens/windows flooring etc) IF WE ARE TO LOSE ANY FUTURE DEVELOPMENT POTENTIAL FOR THE SITE IT IS BETTER THAT CATEGORY CONTRIBUTE TO THE HERITAGE STATUS OF THE EXISTING BUILDING.