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Kaipara District Council

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Vdo not wish to be heard in support of my submission; or Vdo wish to be heard in support of my submission; and if so,

submission at any hearing

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 S	submission)
Post:	District Planning Team, Kaipara District Council, Private Bag 1001, Darg	
	Kaipara District Council, 32 Hokianga Road, Dargaville; or	aviiio, do ro
In person:	·	
	Kaipara District Council, 6 Molesworth Drive, Mangawhai	
lf you would powww.kaipara.	refer to complete your submission online, from 28 April 2025 please visit: govt.nz/kaipara-district-plan-review/proposed-district-plan	
All sections of	f this form need to be completed for your submission to be accepted. You	ur submission will be
	ompleteness, and you may be contacted to fill in any missing information	
	Fraeme Ransey	Phone: 021, 829596
Carrier C	Charles Canery	
(*the organisation	n: Chases Gorge Camp Club ion that this submission is made on belialf of)	
	nkti n2@gmail.com ss: PO 60x 381 Dargaville	
Postal addre	ss: po en 381 Damaville	
	TO BOX SET Sargaville	Postcode:
Address for	service: name, email and postal address (if different from above):	
	Marissa Palmer, Secretary details as above	16
Trade Comp	etition	
Pursuant to S	chedule 1 of the Resource Management Act 1991, a person who could g	gain an advantage in trade
	nrough the submission may make a submission only if directly affected by	
=	ent or plan that:	
a) adversel	y affects the environment; and	
b) does not	relate to trade competition or the effects of trade competition.	
Please tick t	he sentence that applies to you:	
	not gain an advantage in trade competition through this submission; or	
JJ	gain an advantage in trade competition through this submission.	
	have ticked this box please select one of the following:	
1	am directly affected by an effect of the subject matter of the submission	
	am not directly affected by an effect of the subject matter of the submiss	sion
	1.000	
Signature:	Cecanos.	Date: 26.06.2025
-	erson making submission or person authorised to sign on behalf of person making	1.7
	Ill information contained in a submission under the Resource Management Act 19	
addresses for	service, becomes public information.	,

I would be prepared to consider presenting my submission in a joint case with others making a similar

Introduction

The Chases Gorge Camp Club (the Club) comprises the 18 houses immediately adjacent to Ripiro Beach at the main road and pedestrian access.

Established just after World War One the Club owns the land collectively with households the shareholders.

We submit:

a. The Plan should maintain current Camp Club terms and conditions.

The Operative Plan contains exemptions for both the Chases Gorge Camp Club and the Baylys Beach Camp Club. These have been in place for many decades and previous plans.

We submit that the exemptions in the Residential and Transport sections of the Operative Plan be continued in this District Plan.

In particular for this Club, the Plan does not allow continuation of density provisions for the Club Land. The Club has for many decades held a building site in reserve. In previous Plans this has been recognized, and we submit this should happen in this plan.

b. We oppose the Future growth area Northern Side (Gillespie farm) unless stormwater mitigation measures are included in the plan.

A large area is proposed to be rezoned for residential development on the Gillespie farm. All stormwater here must drain to the adjacent valley and then to the beach. This valley already has a large catchment and there has been significant planning over recent years to attempt to manage existing stormwater flows to the beach.

The stream from this valley (and the road) go through the middle of Club land. Given the history of major stormwater events with this stream, and their impact on our land and the roadway, we submit that stormwater mitigation measures must be determined and built into the Plan rules.

c. We support landscape values for the beach and question protection measures.

The beach is to be retained as an Outstanding Landscape Area/Outstanding Natural Feature in the plan, which we support. Given this we question how the rules allowed a major structure to be constructed in this area, without public notification or communication and with major landscape impact for users, visitors and the views of Club houses.

D, We oppose the scope and extent of Natural Hazards as they relate to Camp Club Land

We oppose the rules under the Natural Hazards section that limit what building/alterations/additions can be carried out as a permitted activity, including any defined terms in the Natural Hazards section.

We also submit that under the residential section Rule GRZ-S9 (which takes immediate effect and requires a 25 m setback) should not apply to the Camp Club properties. This would potentially impact on existing houses.

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Hi all,

On 16/06/2025, at 1:50 PM, Andrew Calder < andrewgcalder@hotmail.com> wrote: