

**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](mailto: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](http://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:** Graeme Ramsey

**Phone:** 021 829596

**Organisation:** Chases Gorge Camp Club  
(\*the organisation that this submission is made on behalf of)

**Email:** mmkti.n2@gmail.com

**Postal address:** PO Box 381 Dargaville

**Postcode:**
**Address for service: name, email and postal address (if different from above):**

Marissa Palmer, Secretary  
details as 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:

- adversely affects the environment; and
- 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:**

**Date:** 26.06.2025

(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 submission at any hearing

## **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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## Re: Draft Plan submission

AC Andrew Calder <andrewgcalder@hotmail.com>  
 To: You; Simon Jones; Ilaire@xtra.co.nz; Matt & Marissa  
 Cc: Bob & Lesley Demler; Folks Calder

Reply Reply all Forward

Tue 17/06/2025 09:33

Flagged

Hi all,

Some further feedback following on from below.

- **Maintaining Camp Club allowances on same similar terms and conditions (so to speak) as per past two District Plans - critically that includes the 'building plot' on the north side**
  - The Operative Plan contains a number of exemptions for both camp clubs, and for Chases Gorge, they are below
  - I recommend that the submission seeks the same exemptions, which means exemptions under the Residential section for those standards mentioned at 3b below, as well as standards in the separate Transport chapter

### 3. Chases Gorge Camp Club, Baylys - General Development

- Any activity on Lot 1 DP 104410, Lot 1 DP 71221, Lot 4 DP 71221, Pt Lot 1 DP 39303, Lot 2 DP 71221 is a permitted activity if it meets Rules 13.10.1a to 13.10.28; and
- Any activity on Lot 1 DP 104410, Lot 1 DP 71221, within the areas identified as 'Proposed Building Site' on the Chases Gorge Camp Club Development Plan (refer to Appendix 13.1) are exempt from the following rules:
  - Rule 13.10.3a(i) - 13.10.3a(d) Dwellings; and
  - Rule 13.10.6 Height in relation to Boundary; and
  - Rule 13.10.7 Setbacks; and
  - Rule 13.10.13 Building Coverage; and
  - Rule 13.10.18 Traffic Intensity; and
- Any activity on Lot 1 DP 104410, Lot 1 DP 71221, Lot 4 DP 71221, Pt Lot 1 DP 39303, Lot 2 DP 71221 shall be undertaken in accordance with the Chases Gorge Camp Club Development Plan (refer to Appendix 13.1 Appendix 13.1).

- **Natural hazards - challenging or contesting the scope and extent of provisions as they relate to CC land**
  - Natural hazards chapter contains rules that should be looked at, as well as the mapping
  - I would not rely upon the consented works to challenge the mapping, the works have not been built out, do not have a design horizon that correlates with the greatest horizon of the hazard mappings, and will not AVOID, only MITIGATE.
  - If the Camp Club wishes to oppose the mapping, a: there was a chance to challenge them a few years back when NRC circulated them for comment (they are the owners of the source information, local authorities are then required to rely upon it), and b: you'll need to provide compelling counter evidence at a hearing (i.e. engage specialists).
  - I would focus on the rules and standards under the Natural Hazards chapter and what can be carried out as a permitted activity within the mapped hazards, what needs consent.
  - Also note that under the Residential chapter, **Rule GRZ-S9 has immediate legal effect**. It requires a 25m setback for buildings from the edge of the CMA (which is Mean High Water Springs). This would capture additions and alterations. This will impact on any buildings consents for external additions or new buildings within that setback
- Future growth of Baylys on north side (Gillespie farm) and ensuring stormwater management measures are in place if this property is to be rezoned.
  - Stormwater mgmt is the most critical, but so is wastewater. As the rules currently read, without connection to a reticulated WW scheme, its 1:2000sq m lot size. Down to 600 if connected. Still seek consent for infringements of those (e.g. to achieve similar to Sunset West).
- Support for the recognition of the landscape values of the beach (its not an Significant Natural Area, but is proposed / retained as a Outstanding Natural Landscape / Outstanding Natural Feature / High Natural Character), but seeking clarification on the recent installation of a surf tower.
  - See email below. If its a 'support' then say support. Seeking a 'please explain' in a policy making setting for a resource consent matter (or permitted activity matter) is not appropriate use of process

Additional to the above is around how to frame a submission to ensure there is more wriggle room down the line, i.e. 'scope' to participate in the process. This is not critical, but helpful in case more time is need to firm up details of a submission.

e.g. you could submit 'oppose' to the rezoning of the Gillespie land, UNLESS stormwater mitigations are put into the rules. By opposing, you then have o

e.g. support what you seek to have retained, rather than rely on it to stay. Other people may wish to seek it removed, and if you haven't explicitly supported it, you do not have scope

e.g. you could 'oppose' the natural hazard rules applying to the camp club land, which allows you to revise your position closer to a hearing.

All the best and looking forward to seeing the draft circulated to the wider Camp Club for their comment.

Andy

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

Hi all,