

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:

Phone:

Organisation:

*(*the organisation that this submission is made on behalf of)*

Email:

Postal address:

Postcode:

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:

Date:

(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

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		(3) I seek the following decisions from Kaipara District Council. <i>(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.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	

Add further pages as required – please initial any additional pages

Submission Table for Proposed Kaipara District Plan - 76 Marshall Road, Kaiwaka

(1) The specific provisions of the Proposed Plan that my submission relates to are:	(2) Support / Oppose (in part or full)	(3) Reasons	(4) The decision I would like the Council to make is:
Chapter 9 – General Residential Zone: Objectives GRZ-O1 to GRZ-O5	Support in full	These objectives support the development of well-functioning, safe, and attractive residential areas. Our property is geologically suitable, free from flooding or ponding risk, and located close to township services and existing infrastructure. The objectives align with our intention to subdivide our 18,000m ² property into residential lots, contributing to the housing supply in Kaiwaka.	Retain the objectives as notified.
Chapter 9 – General Residential Zone: Policies GRZ-P1 to GRZ-P5	Support in full	The policies promote a range of housing types and densities, which aligns with our plans to subdivide our property into 600m ² lots. This supports diverse housing options and efficient land use in Kaiwaka.	Retain the policies as notified.
Chapter 9 – General Residential Zone: Rules GRZ-R1 to GRZ-R15	Support in part	We support the rules facilitating residential development but seek clarification on infrastructure requirements, particularly regarding the extension of reticulated services. We request that infrastructure obligations be addressed at the subdivision consent stage to avoid delays or disproportionate costs. We also do not support any requirement to provide access to properties south of our land, as access via Marshall Road is more appropriate.	Retain the rules in general, but clarify infrastructure servicing expectations and ensure access requirements do not assume connections to the southern boundary.

Chapter 8 – Subdivision: Rules SUB-R1 to SUB- R10	Support in part	We support the subdivision rules that allow for 600m ² lot sizes where reticulated wastewater is available. We seek clarification on the availability and capacity of services in our area. We also request that infrastructure requirements be addressed during the subdivision consent process rather than imposed at the zoning stage.	Retain the rules, but clarify infrastructure capacity and ensure servicing obligations are addressed reasonably at the consenting stage.
Chapter 5 – Strategic Direction	Support in full	The strategic direction promotes sustainable growth and efficient land use, aligning with our plans to develop the property for residential use. Our subdivision will support the district's growth objectives.	Retain the strategic direction as notified.
Planning Maps – Kaiwaka	Support in full	The proposed zoning of our property as General Residential is appropriate and reflects its suitability for residential development. It aligns with our subdivision intentions.	Retain the General Residential zoning for 76 Marshall Road, Kaiwaka, on the planning maps.

Meagan Walters

From: Racheal Brookes <rachealbrookes@gmail.com>
Sent: Sunday, 29 June 2025 11:47 pm
To: District Plan Review
Cc: Greg Brookes
Subject: Proposed District Plan Submission - 76 Marshall Road, Kaiwaka
Attachments: Proposed District Plan Form 5 E - 76 Marshall Road, Kaiwaka.pdf;
Submission_Proposed District Plan_76 Marshall Road.pdf

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

You don't often get email from rachealbrookes@gmail.com. [Learn why this is important](#)

To Whom it May Concern,

I have been trying to submit my submission for the Proposed District Plan via the EPlan but have been having trouble as I get an error message, I then tried to submit online but there doesn't appear to be a 'Submit' button, so I have decided to submit via email. The document I have downloaded doesn't seem to show all my reasoning so I am pasting my submission below to refer to and attaching a PDF.

Alternatively please let me know if there is a better way to submit my submission?

Kind regards
Racheal and Greg Brookes

Submission Table for Proposed Kaipara District Plan for 76 Marshall Road, Kaiwaka

(1) The specific provisions of the Proposed Plan that my submission relates to are:	(2) Support / Oppose (in part or full)	(3) Reasons	(4) The decision I would like the Council to make is:
Chapter 9 – General Residential Zone: Objectives GRZ-O1 to GRZ-O5	Support in full	These objectives support the development of well-functioning, safe, and attractive residential areas. Our property is geologically suitable, free from flooding or ponding risk, and located close to township services and existing infrastructure. The objectives align with our intention to subdivide our 18,000m ² property into residential lots, contributing to the housing supply in Kaiwaka.	Retain the objectives as notified.
Chapter 9 – General Residential Zone:	Support in full	The policies promote a range of housing types and densities, which aligns with our plans to subdivide our property into	Retain the policies as notified.

Policies GRZ-P1 to GRZ-P5		600m ² lots. This supports diverse housing options and efficient land use in Kaiwaka.	
Chapter 9 – General Residential Zone: Rules GRZ-R1 to GRZ-R15	Support in part	<p>We support the rules facilitating residential development but seek clarification on infrastructure requirements, particularly regarding the extension of reticulated services. We request that infrastructure obligations be addressed at the subdivision consent stage to avoid delays or disproportionate costs. We also do not support any requirement to provide access to properties south of our land, as access via Marshall Road is more appropriate.</p> <p>We support the subdivision rules that allow for 600m² lot sizes where reticulated wastewater is available. We seek clarification on the availability and capacity of services in our area. We also request that infrastructure requirements be addressed during the subdivision consent process rather than imposed at the zoning stage.</p>	Retain the rules in general, but clarify infrastructure servicing expectations and ensure access requirements do not assume connections to the southern boundary.
Chapter 8 – Subdivision: Rules SUB-R1 to SUB-R10	Support in part	<p>The strategic direction promotes sustainable growth and efficient land use, aligning with our plans to develop the property for residential use. Our subdivision will support the district's growth objectives.</p>	Retain the rules, but clarify infrastructure capacity and ensure servicing obligations are addressed reasonably at the consenting stage.
Chapter 5 – Strategic Direction	Support in full	<p>The proposed zoning of our property as General Residential is appropriate and reflects its suitability for residential development. It aligns with our subdivision intentions.</p>	Retain the strategic direction as notified.
Planning Maps – Kaiwaka	Support in full		Retain the General Residential zoning for 76 Marshall Road, Kaiwaka, on the planning maps.