

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

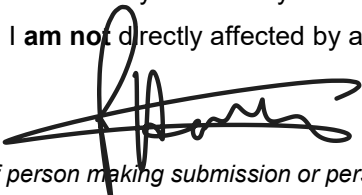
I **could** gain an advantage in trade competition through this submission.

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:

30/6/2025

(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

(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

ATTACHMENT A: SUBMISSION TO THE PROPOSED KAIPARA DISTRICT PLAN ON BEHALF OF KAIWAKA STORAGE SOLUTIONS LTD

The site to which this submission relates is located at 30A Settlement Road, Kaiwaka, with the legal description of Lot 2 DP 412340.

The site is proposed to as Rural Lifestyle Zone under the Proposed District Plan (**Figure 1**).

Figure 1: Proposed District Plan zoning of the subject site 30A Settlement Road, Kaiwaka



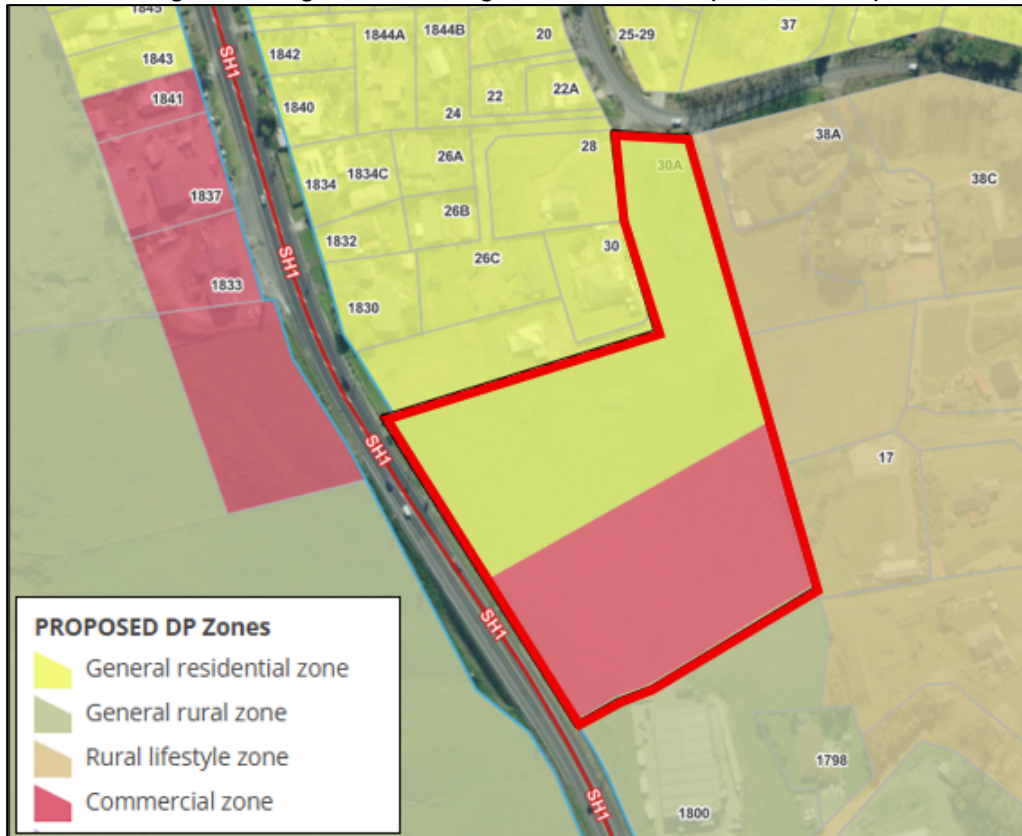
SPECIFIC PARTS OF THE PROPOSED KAIPARA DISTRICT PLAN TO WHICH THE SUBMISSION RELATES:

Zoning Maps: The Rural Lifestyle zoning proposed for the site.

AMENDMENTS REQUESTED

1. **Oppose** the proposed Rural Lifestyle Zone on the site and **apply** the zoning as requested in 2 and 3 below.
2. Zone the northern part of the site **General Residential** as shown in **Figure 2** below.
3. Zone the southern part of the site **Commercial** as shown in **Figure 2** below. This is on the understanding that a commercial storage facility falls under the definition of “Commercial Service” (*means a business providing personal, property, financial, or household services where the business delivers a service rather than the sale of products. It includes banks, insurance, real estate agents, stock agents, travel agents, and property valuers*)
4. If required to remove any doubt, add “storage facilities” to the definition of “Commercial Service”.
5. Such other zoning or rule changes as may be appropriate to achieve the requests set out in 2 to 4 above .

Figure 2: Zoning amendment sought to Submitter's site (with red border)

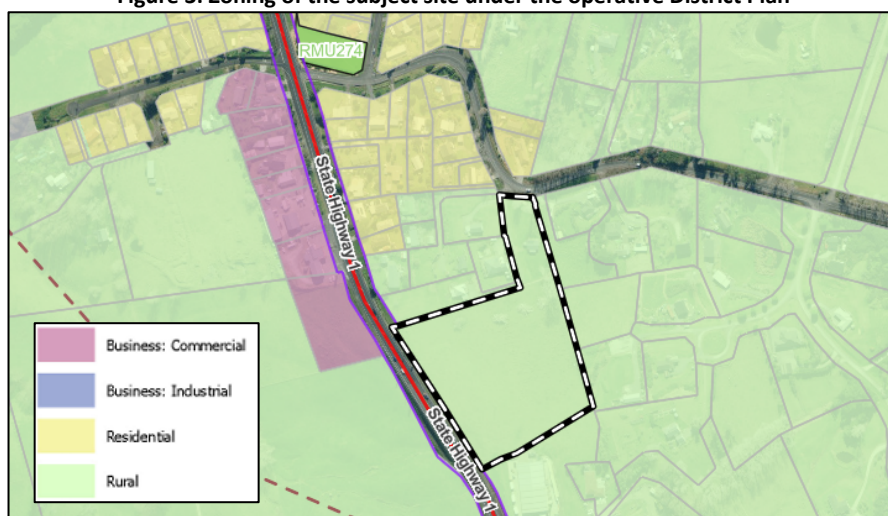


REASONS

The subject site measures 2.4140 ha and is currently zoned Rural under the operative Kaipara District Plan.

The site is centrally located and it and surrounding sites characterised by residential sites of varying sizes, commercial activities and rural residential sites in the immediate vicinity. The site and surrounding sites have little in the way of “rural” character given the site existing sizes and residential and commercial nature of existing land uses.

Figure 3: Zoning of the subject site under the operative District Plan



Site development

- In February 2025 the Submitter obtained land use consent (RM240122) for the construction of three residential dwellings in the northern end of the site, adjacent to an existing dwelling (a total of four residential dwellings on the property).
- In April 2025 an application for subdivision consent (RM250079) was lodged with Kaipara District Council, seeking to subdivide the site into five lots, shown in **Figure 4** below, and is currently being processed. The balance lot (Lot 5) is proposed to contain a proposed storage facility with a total GFA of approximately 1,600m².

Figure 4: Proposed subdivision scheme plan



- The proposed storage facility is subject to a separate resource consent application currently under preparation (as of June 2025).

It is appropriate that the General Residential Zone be applied to the northern part of the site, given:

- This zoning has been applied to the seven existing residential sites west of the property which are also currently zoned Rural (**Figure 3** above).
- The three consented residential dwellings along with the existing dwelling on the Submitter's site are logically also zoned general residential.
- The additional area within the north of the Submitters site is also suitable for residential development able to be accessed and serviced from Settlement Road, and provides an appropriate edge to residential development in this area of Kaiwaka.

The Commercial zoning sought for the south of the site, allowing for an intended storage facility, reflects the proposed future use of the land, and complements the existing industrial/commercial activity operating on the immediately adjoining site to the south. Such zoning is consistent with the

zone provisions and the range of commercial activities enabled is limited by other provisions in the PDP, particularly vehicle generation in Part 2 Transport TRANS-S1.

A storage facility or any similar commercial activity meeting PDP standards is an appropriate low impact activity for this transitional residential/commercial area (illustrated in **Figure 5** below), with traffic and noise effects generally similar to residential development, and access provided from Settlement Road.

Figure 5: Aerial of the subject site



The proposed zoning amendments sought are also in accordance with the objectives and policies set out in Part 2 of the Proposed District Plan including:

SD-UFD-01

Residential, commercial, and industrial land

Opportunities exist for the development of residential, commercial, and industrial land to meet current and predicted future demand.

SD-UFD-02

Economic and business development

Economic and business development opportunities are enabled in Commercial and Industrial zones, and in other zones where the activity is compatible with the local environment, amenity, and the anticipated outcomes of the zone.

D-UFD-05

Urban consolidation and integration

Urban form is consolidated and integrated to accommodate future growth and provide development capacity effectively and efficiently for residential, business and community activities.

SD-UFD-P1

Housing and business land development capacity

Ensure sufficient residential and business land development capacity is provided within or adjacent to existing urban areas.

SD-UFD-P3

General residential zone

Use the General residential zone to accommodate the diverse housing needs of the community.

SD-UFD-P4

Commercial zone

Use the Commercial zone to provide mixed use development comprising predominantly commercial and community activities in a consolidated network of attractive commercial centres.

In summary;

- The rezoning of the site(s) as sought enables the provision of suitable residential and appropriate commercial activities to meet the current and future demands of the community.
- The site is an appropriate location for residential and appropriate commercial activities supportive of residential activity and requirements, being located immediately south of the established and proposed future residential areas and to the east of the State Highway (limiting the need to cross the Highway), and being in close proximity to long-established businesses such as the Caltex service station, and other commercial and industrial activities immediately adjoining to the south.
- The existing and future intended use of the site does not represent ad-hoc development of productive rural land or a sensitive environment, given the nature and character of surrounding land use activities and site sizes.
- Any future development on the site is required to comply with the relevant standards, as permitted activities, or through the resource consent process where any potential adverse effects can be assessed and mitigated.