

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

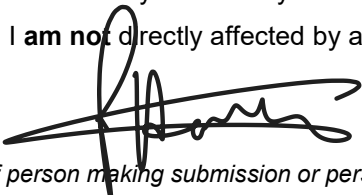
I **could** gain an advantage in trade competition through this submission.

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 AUCKLAND PRIVATE EDUCATION CHARITABLE TRUST

The 'subject site' to which this submission relates is comprised of Lots 10, 14, and 18 DP 396875, located off State Highway 1 and Settlement Road (via Lupis Way), south-east of Kaiwaka Township; as shown in **Figure 1**.

Figure 1: "The Site" and surrounding area south-east of Kaiwaka Township (GoogleEarth 2024)

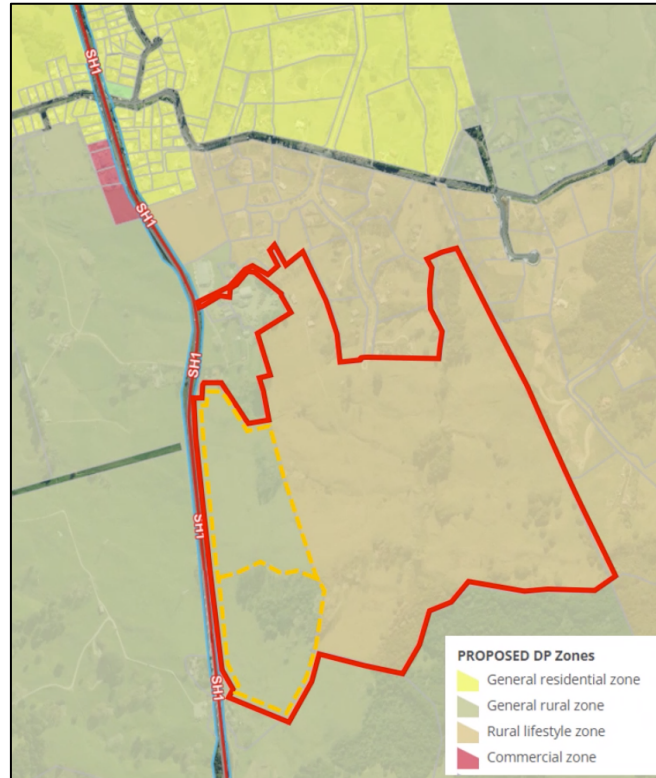


SPECIFIC PARTS OF THE PROPOSED KAIPARA DISTRICT PLAN TO WHICH THE SUBMISSION RELATES:

Zoning Maps: The Proposed Kaipara District Plan (KDC PDP) has applied the following zones to the site:

- General Rural Zone to the western area adjacent to State Highway 1 (referred to as "Highway Land" North Lot and South Lot (as shown in **Figure 1** above), and
- Rural Lifestyle Zone to the eastern balance of the site, as shown in **Figure 2** below.

Figure 2: KDC PDP proposed zoning of the subject site



AMENDMENTS REQUESTED

1. **Support** the Rural Lifestyle Zone as applied to eastern part of the site (Lot 18).
2. **Oppose** Rural General Zone as applied to Highway Land – North Lot (Lot 10). Rezoning sought as below:
 - **Option A: 'Commercial' and 'Rural Lifestyle'**
Apply a Commercial Zone to approximately 1ha of land immediately adjacent to the Highway, and Rural Lifestyle Zone to the balance of the Lot; as shown in **Figure 3a**.
 - Or
 - **Option B: Rural Lifestyle**
Apply a Rural Lifestyle Zone to the entirety of Lot 10; as shown in **Figure 3b**.

Figure 3a: Highway Land North Lot
Rezoning Option A: Commercial and Rural Lifestyle

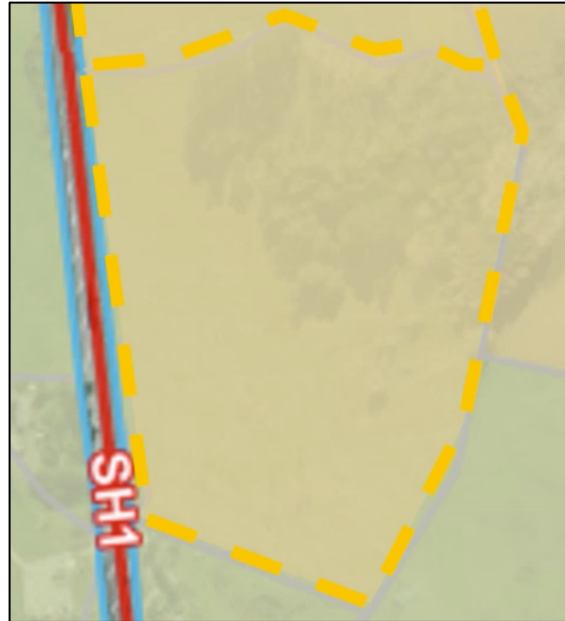


Figure 3b: Highway Land North Lot Rezoning Option B: Rural Lifestyle



3. **Oppose** Rural General Zone as applied to Highway Land – South Lot (Lot 14). Rezoning is sought to apply a Rural Lifestyle Zone to the entirety of Lot 14; as shown in **Figure 4**.

Figure 4: Highway Land South lot: Rural Lifestyle rezoning sought



4. Such other zoning or rule changes as may be appropriate to achieve the purpose of providing for appropriate commercial activities as shown in **Figure 3a** above.

REASONS

The reasons for the submission are:

Eastern part of site (Lot 18)

The proposed PDP zone of Rural Lifestyle is supported because:

- the location and nature of the land lends itself to rural lifestyle sites and access is possible from non-Highway directions.
- such zoning is also generally consistent with a recently approved residential subdivision for the site (RM220246).

Highway Land - North Lot (Lot 10):

The amendments outlined above are requested because:

'Rural Lifestyle' – part of Lot (Option A) or all of Lot (Option B)

- Access to the land can be achieved from the east (via Lupis Way) if access from the Highway is not appropriate in either design or timing.
- Noise reverse sensitivity can be avoided as there is easily developable land outside of the KDC PDP 25m Noise Control Limit.
- Having land along the Highway zoned for Rural Lifestyle creates a transitional area between large rural sites and residential/commercial areas of Kaiwaka.

Commercial – Highway part of Lot (Option A)

- A Commercial Zone as sought would provide for:
 - a contained and comprehensively designed commercial / residential development in the form of a southern service centre including a potential Highway service centre serving, in particular, south-bound traffic.
 - A small area of commercial services to cater for the new south-east areas of residential and lifestyle development envisaged by the PDP and passing traffic; example services could include convenience items and services *etc*, including a service station.
 - providing services in this location would mean south-east residents do not have to back-track into the town centre when they are travelling south (this would continue to be beneficial if and when State Highway 1 is re-aligned, as many local residents will still use this route to travel south).
 - a small footprint of local services would support south-east residents without compromising the growth/viability of the centre township.
 - access options may include rear access from Settlement Road, south-facing Highway access only, or a full intersection allowing for both traffic directions subject to design and agreement with NZTA.

Highway Land - South Lot (Lot 14):

The amendments outlined above are requested because:

'Rural Lifestyle'

- Access to the land can be achieved from the east if access from the Highway is not appropriate.
- Noise reverse sensitivity can be avoided as there is easily developable land outside of the KDC PDP 25m Noise Control Limit.
- Having land along the Highway zoned for Rural Lifestyle creates a positive transition between large rural sites and residential/commercial areas in terms of character and traffic slowing.

Overall preferred option sought:

The overall amendments sought would result in:

- a slightly larger area of Rural Lifestyle land in the south-east of Kaiwaka, which would provide a positive transition between large rural sites and dense residential/commercial areas.
- a small, approximately 1ha area of Commercial adjacent to the Highway to provide more local services for the residential and lifestyle growth proposed for the south-east of Kaiwaka and Highway traffic.

The amendments sought are shown in **Figure 5** below in the context of the wider PDP zones.

Figure 5: Overall amendments sought overlaid on PDP zones



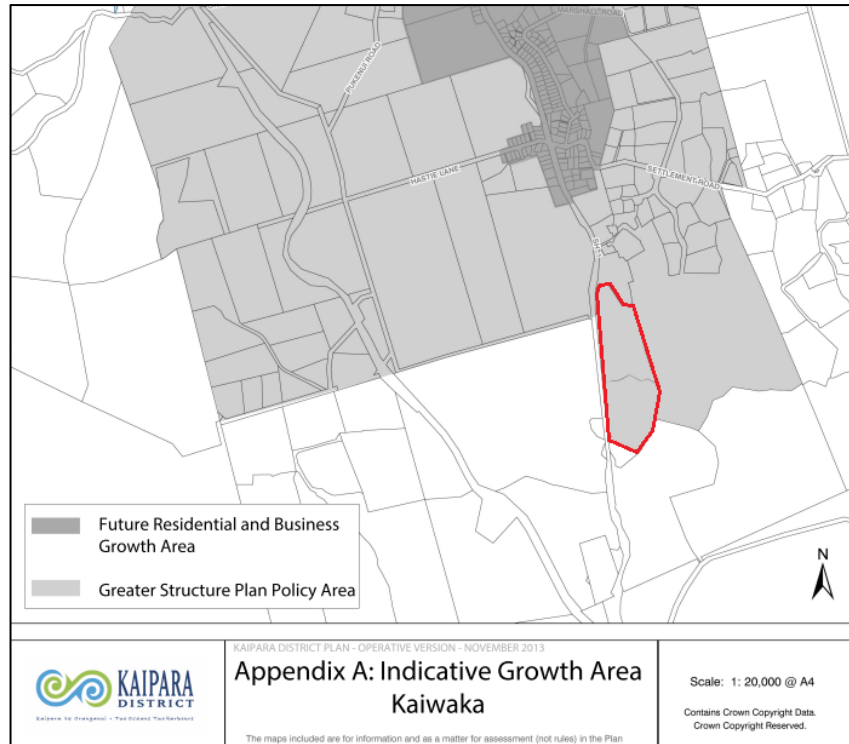
Future Growth Area

As a further consideration, the Operative Kaipara District Plan, Appendix A, identifies the subject land has been within the indicative Growth Area for Kaiwaka - located within the Greater Structure Plan Policy Area, as illustrated in **Figure 7** below.

This indicates that the Council has recognised this area as being part of the Kaiwaka urban environment and potentially suitable for residential and commercial activities where the result will be sustainable development and wider community well-being.

It is considered that the relief sought in the submission seeking both a Commercial zoning within a discrete and defined area of this land, and the balance as Rural Lifestyle, is consistent with this strategy.

Figure 7: Location of the subject site within the Indicative Growth Area Map



As set out in Chapter 3 of the operative Plan – Land Use and Development Strategy, statements relevant to and supportive of the zoning and rules sought by this submission are:

... the Growth Areas are those areas in which the Council anticipates growth in the foreseeable future and will focus its resources (to develop infrastructure and other needs that contribute to community wellbeing). This approach will assist also in protecting rural economic opportunities, contributing to the social and economic well-being of the rural heartland and the district as a whole. (Section 3.1 para 7).

and

Greater Structure Plan Policy Area: areas where Council will seek to enhance and protect those values that add positively to amenity, cultural and ecological values; minimise natural hazards and provide necessary infrastructure to support and enhance future residential and business Growth Areas. The Council may consider extraordinary residential and business activities within these areas where it considers these will contribute to sustainable development and the wellbeing of the wider community (Section 3.1 para 10).