



THE PLANNING
COLLECTIVE

Submission on Proposed Kaipara District Plan
Clause 6 of Schedule 1, Resource Management Act 1991 (Form 5)

To: Kaipara District Council (via email: districtplanreview@kaipara.govt.nz)

1. SUBMITTER DETAILS

Name of Submitter: Bryan and Isabel McClean owners of 34 Pukenui Road, Kaiwaka and legally described as:

- Lot 4 DP 528868
- Part Allot 139-147 PSH of Kaiwaka
- Allot SW46 of Kaiwaka
- Allot 47 PSH of Kaiwaka
- Part Allot 146 PSH of Kaiwaka
- Lot 1 - 3 DP 16704
- Lot 1 -4 DP 209319
- Part Allot 226 SBRS of Kaiwaka
- Part Allot 223 SBRS of Kaiwaka
- Part Pukerenga Block

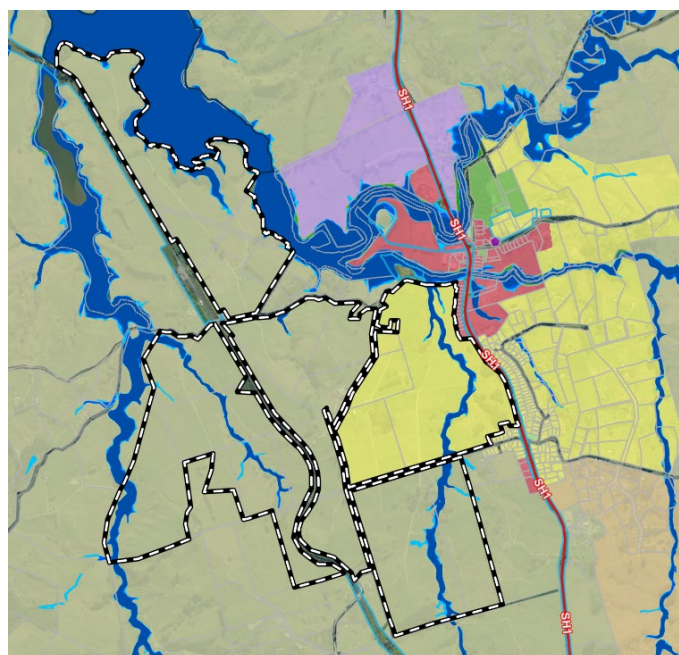


Figure 1 – Extent of Bryan & Isabel McClean landholdings (within black and white dotted line)

This is a submission on the Proposed Kaipara District Plan ("PKDP").

Bryan and Isabel McClean could not gain an advantage in trade competition through this submission.

2. HEARING OF SUBMISSION

Bryan and Isabel McClean do wish to be heard in support of their submission and will consider presenting a joint case at a hearing with others if they make a similar submission.

Yours sincerely



Diana Bell
The Planning Collective Limited
(person authorised to sign on behalf of submitter)


Date: 30 June 2025

Address for Service:

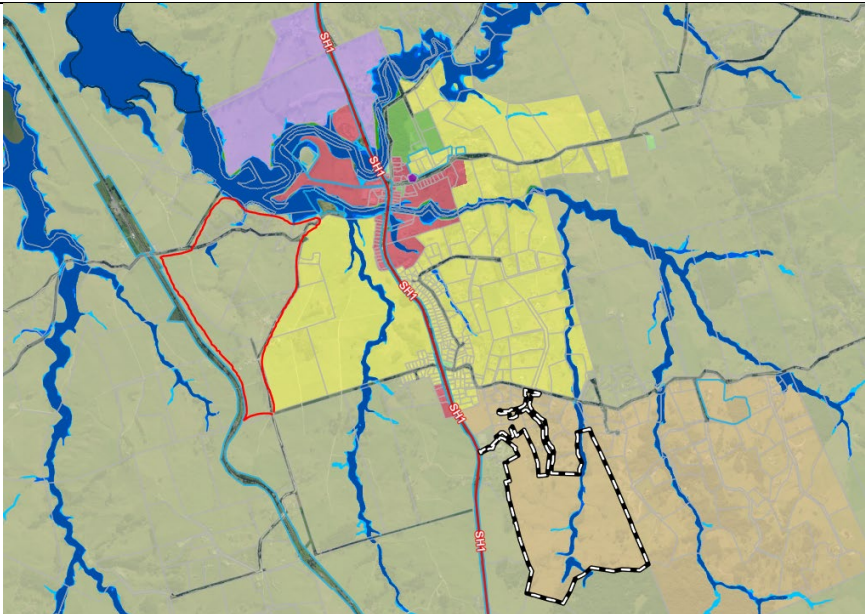
Bryan and Isabel McClean
C/- The Planning Collective Limited
PO Box 591
Warkworth, 0941
Attn: Diana Bell
Email: diana@thepec.co.nz
Phone: 021 382 000

SUBMISSION

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: (include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)		(3) I seek the following decisions from Kaipara District Council. (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.)
Chapter / Appendix / Schedule / Maps	Objective / policy / rule / standard / overlay	Oppose / support (in part or full)	Reasons	
Maps	Zoning - General Residential Zone	Support	Lot 4 DP 528868, Part Allot 139 -141 PSH of Kaiwaka are zoned as General Residential under the Proposed Kaipara District Plan. This zoning is generally reflective of that within the Kaipara Spatial Plan (May 2020) which showed the subject land as new medium density housing. Refer to image below:	Retain the General Residential zoning over Lot 4 DP 528868, Part Allot 139 - 141 PSH of Kaiwaka.

			 <p>The land is well located with respect to Kaiwaka town centre and directly adjoins the existing residential development along Hastie Lane as well as the commercial development that runs along the main road. The land itself is gently sloping and has a stream running through it which will require an esplanade reserve thus providing recreational opportunities within Kaiwaka. Further the land is contained by SH1, Hastie Lane, Pukenui Road and Oneriri Road.</p>	
Maps	Zoning – Rural Lifestyle Zone	Oppose current General a	Extending from the residential area (described above) to the west is an area of land that is zoned General Rural that extends to the North Island Railway Line. This land is contained, has a gentle topography, a northerly	Rezone the area outlined in red (which includes Part Allot 140 141 142 144 145

		<p>Rural zoning of Part Allot 140 141 142 144 145 and 146 PSH of Kaiwaka</p>	<p>aspect and would be ideally suited to the Rural Lifestyle zone which is described as follows:</p> <p><i>The Rural lifestyle zone provides opportunities for people who seek a rural lifestyle to locate in more rural areas of the district. The Rural lifestyle zone is concentrated in appropriate locations, closer to urban areas with good access to services and transport networks. Historically, rural lifestyle subdivision has occurred throughout the rural environment, which has led to undesirable outcomes such as ongoing fragmentation of the rural land resource (particularly in areas containing highly productive land) and reverse sensitivity effects on existing primary production activities.</i></p> <p><i>The area comprising the Rural lifestyle zone (approximately 1.17% of the District) has been chosen because of its close proximity to urban centres where the demand for small rural lots is highest. Other locations for the Rural lifestyle zone include parts of the Pahi Peninsula and around Paparoa, Dargaville and Kaiwaka. All these areas are close to services and commercial activities, with good access to the state highway network. Many of these areas are also suitable for further rural lifestyle development because they are already fragmented and are not anticipated to be needed (or are not suitable) for urban growth in the future.</i></p> <p>There is an area of Rural Lifestyle located in the south eastern part of Kaiwaka as can be seen in the zoning map (as light brown) below and the area proposed to be rezoned as Rural Lifestyle is outlined in red.</p>	<p>and 146 PSH of Kaiwaka) to Rural Lifestyle zone.</p>
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Subdivision Chapter	SUB-R4 – Small Lot Subdivision	Support Part	in This provision, which provides for the ability to create up to 5 additional allotments from a title in the General Rural zone as a controlled activity is supported. Subsection (a) requires the record of title to be subdivided must be dated prior to 28 April 2025. Many farms in the district are held in multiple titles and owners often undertake boundary relocations to ensure the best management of the farm; doing so would prevent the use of this provision so it is sought that subsection (a) is deleted or amended to recognize sites that existed prior to 28 April 2025 and that may have been subject to a boundary relocation and hence have a newer title.	Amended as suggested.
Subdivision Chapter	SUB-R6 – Environment benefit subdivision	Support Part	in This provision, which provides for the ability to create up to 5 additional allotments on the basis of the protection of 0.5ha of significant vegetation, habitat, or natural wetland or duneland as a controlled activity is supported. Subsection (g) requires the record of title to be subdivided must be dated prior to 28 April 2025. Many farms in the district are held	Amended as suggested.

			in multiple titles and owners often undertake boundary relocations to ensure the best management of the farm; doing so would prevent the use of this provision so it is sought that subsection (a) is deleted or amended to recognize sites that existed prior to 28 April 2025 and that may have been subject to a boundary relocation and hence have a newer title	
Subdivision chapter	SUB-R7 Restoration or enhancement planting	Support in Part	This provision, which provides for the ability to create up to 5 additional allotments on the basis of restoration or enhancement planting as a restricted discretionary activity is supported. Subsection (f) requires the record of title to be subdivided must be dated prior to 28 April 2025. Many farms in the district are held in multiple titles and owners often undertake boundary relocations to ensure the best management of the farm; doing so would prevent the use of this provision so it is sought that subsection (a) is deleted or amended to recognize sites that existed prior to 28 April 2025 and that may have been subject to a boundary relocation and hence have a newer title.	Amend as suggested.
Subdivision chapter	SUB-S16	Support in Part	This standard reads as though it applied to Environment Benefit Subdivision only however from reading the rules it is also intended to apply to the Restoration or Enhancement Planting subdivision as well so the standard should be amended to make that clear.	Amend as suggested.