

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

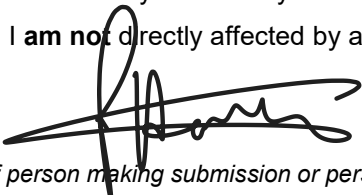
I **could** gain an advantage in trade competition through this submission.

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:
THE PROPOSED KAIPARA
KAIPARA ESTATE LIMITED

This submission relates to land at Gorge Road, and Matai Drive, Maungaturoto legally described as:

- Lots 1 to 8 DP 567191.
- Lot 9 DP 344966

SPECIFIC PARTS OF THE PROPOSED CHANGE THE SUBMISSION RELATES:

Zoning maps: the land proposed to be zoned General Residential and Rural Lifestyle as shown in the plans in **Figures 1 and 2** below.

Figure 1: Proposed District Plan proposed zoning applying to land subject to Kaipara Estate Submission (prepared by Warkworth Surveyors)

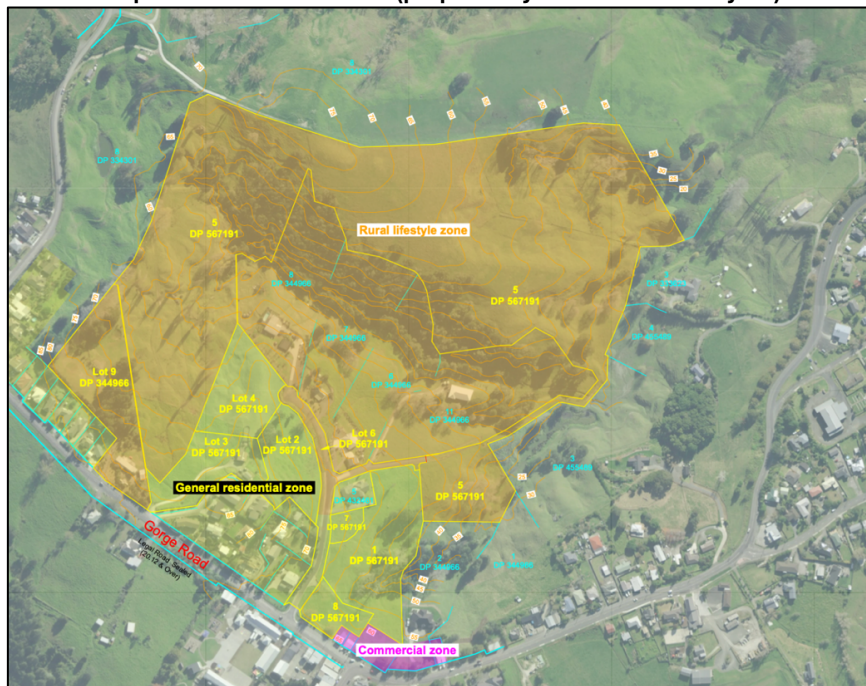
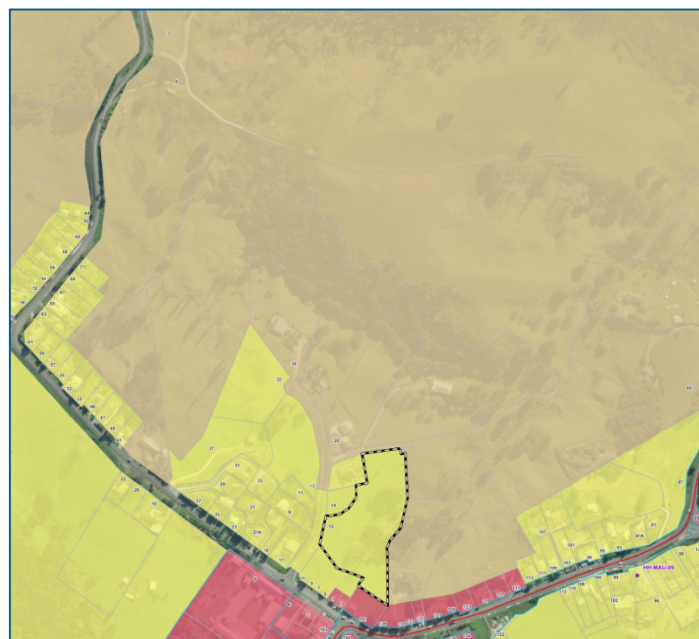


Figure 2: Proposed District Plan proposed zoning of area

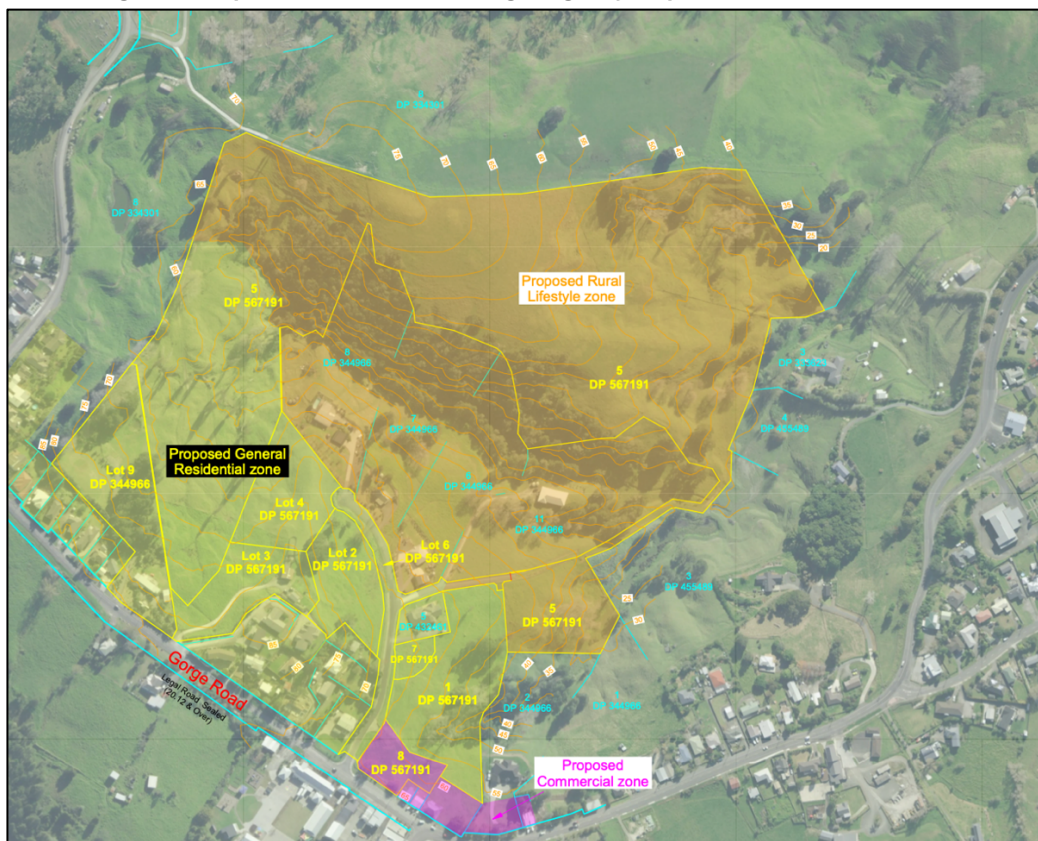


AMENDMENTS REQUESTED

1. **Support** in part proposed General Residential and Rural Lifestyle zoning to the subject land as proposed, except for requested amendments in 2 and 3 below.
2. **Oppose** General Residential Zone proposed for Lot 8 DP 567191 and request zoning as **Commercial.**
3. **Oppose** Rural Lifestyle Zone proposed for Lot 9 and part of Lot 5 (an area of 4.88ha approximately) and request zoning as **General Residential.**
4. Such other zoning or rule changes as may be appropriate to achieve the relief sought by this submission.

The zoning both supported and sought by the Submission is in **Figure 3** below.

Figure 3: Proposed District Plan zoning sought by Kaipara Estate Submission



REASONS

1. The land proposed for General Residential zoning is supported, *other than* in relation to the Commercial zoning sought for Lot 8, for the reasons given below.
2. The land proposed for Rural Lifestyle zoning is supported *other than* in relation to the land in Lot 9 and part of Lot 5 sought to be zoned General Residential, for the reasons given below.

3. In relation to Lot 8, a Commercial Zoning better relates to the current commercial land uses on Gorge Road and is a logical extension to the Commercial Zone proposed for the sites to the east and south (refer **Figures 2 and 3** above). The extension of the Commercial zone completes the commercial block up to Matai Road and potentially enables rear access to both the future commercial development on Lot 8 and adjoining commercial activities, subject to future private agreement.
4. In relation to Lot 9 and part of Lot 5 for which a General Residential zoning is sought in place of the proposed Rural Lifestyle Zone, this land:
 - (a) has appropriate contour and access to infrastructure for residential development,
 - (b) Is a logical extension of residential subdivision and activities enabled by the General Residential Zone, being close to the commercial area and Maungaturoto Primary School, with access to Gorge Road and / or by extending Matai Drive.

The application of the General Residential Zone to this land provides a comprehensive and integrated extension of the residential area in this part of Maungaturoto.

5. The proposed zoning amendments sought are also in accordance and consistent 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.

SD-UFD-03

Infrastructure

Sufficient infrastructure capacity, including social infrastructure, is available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs.

SD-UFD-04

Urban design

Urban development incorporates high quality urban design that contributes positively to the local context, amenity and anticipated outcomes for 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-P2

Urban amenity

Urban character and amenity values are managed through high quality urban design, recognising that amenity values and characteristics change over time.

SD-UFD-P3

General residential zone

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

SD-UFD-P4

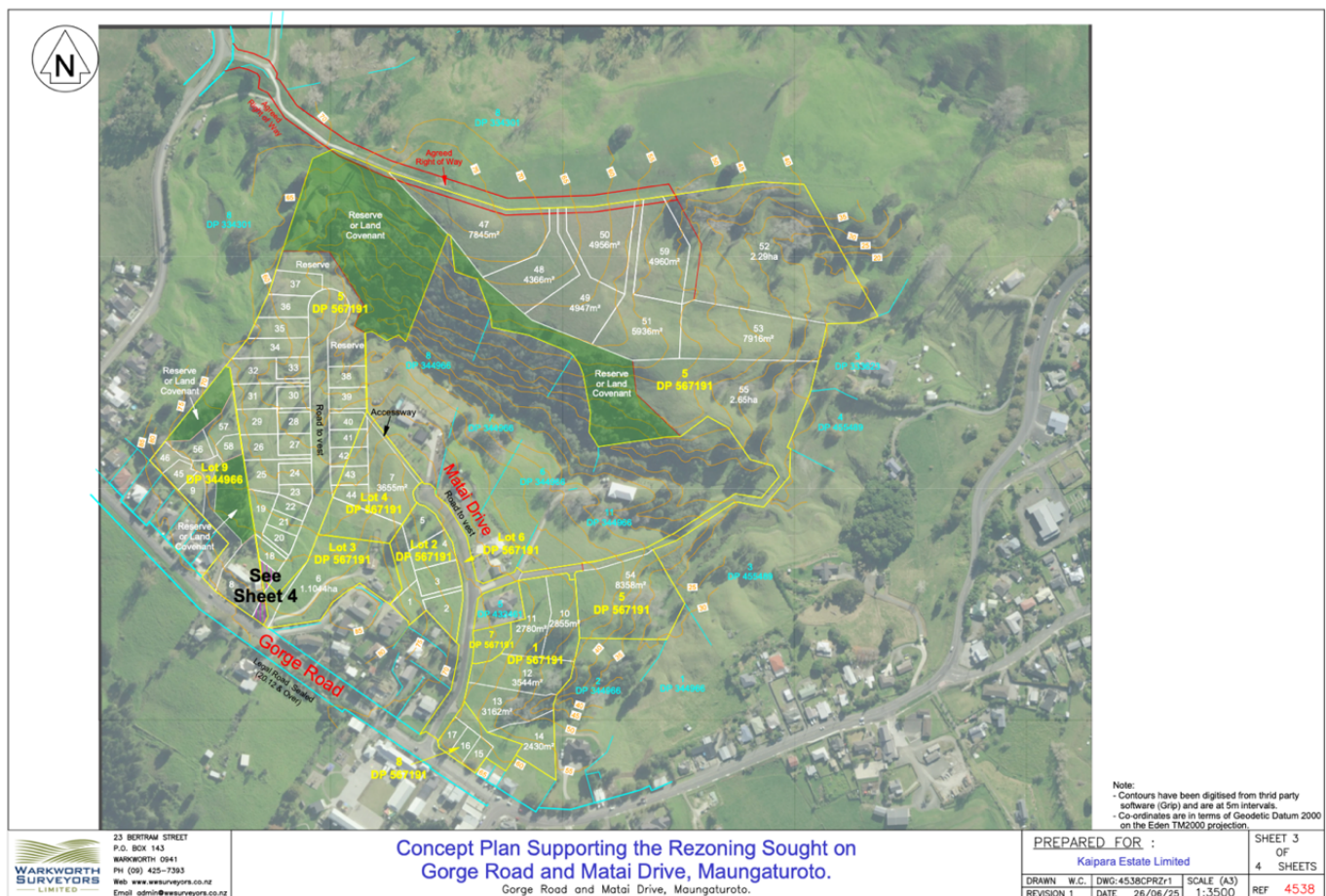
Commercial zone

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

- The proposed zoning amendments sought are also in accordance with the objectives and policies in Part 3 General Residential Zone and of the Proposed District Plan in terms of enabling residential development consistent with these.

The reasons above are supported by the *concept* plans prepared by Warkworth Surveyors in **Figures 4** and **5** below, which show subdivision layout *options* for sites, roads and pedestrian / cycle / mobility scooter access connections.

Figure 4. Concept Plan for the future development of the subject land (Warkworth Surveyors)



SA

Figure 5: Proposed Concept Plan (detail) for the future development of land sought to be rezoned General Residential (Warkworth Surveyors)

