

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:



Authorised by:
Jason Marris
Chief Executive Kaipara
District Council

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 | |
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Add further pages as required – please initial any additional pages

Kaipara District Council Submission to Proposed District Plan – as approved by Council on 25 June 2025

| Sub No | Chapter/App/Schedule/Map | Objective/policy/rule/standard/overlay | Support/ Oppose | Reasons | Decision sought |
|--------|--------------------------------------|--|-----------------|---|--|
| 1 | Rural Zone | Maungaturoto Wastewater Pipeline | Support | Provisions in PDP need to reflect the ODP as well as the signed consent order of Fonterra Co-Operative Group Ltd (ENV-2011-AKL-000236) dated 20 December 2012. | Review rules in ODP and confirm rules in proposed Rural Zone are comparable and reflect the existing Fonterra Co-Operative Group Ltd (ENV-2011-AKL-000236) 20 December 2012. |
| 2 | Estuary Estates Special Purpose Zone | All provisions | Support in part | <p>The Estuary Estates Special Purpose Zone is located in Mangawhai Central.</p> <p>Provisions for Estuary Estates have been drafted as a Special Purpose Zone in the Proposed District Plan, but it does not meet the requirements to be a Special Purpose Zone as set out in the National Planning Standards. The approach for Estuary Estates needs to be revised to align with the mandatory spatial layers set out in the National Planning Standards.</p> <p>This will require the provisions to be recast depending on the most appropriate spatial layer.</p> <p>In addition, the provisions need to be amended to align with the provisions for equivalent zones or other spatial layers where it is appropriate to do so.</p> | <p>Delete the Estuary Estates Special Purpose Zone from the planning maps</p> <p>AND</p> <p>Replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> <p>AND</p> <p>Amend the provisions which apply to Estuary Estates Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>Amend the provisions which apply to Estuary Estates to align them with provisions for equivalent zones or spatial layers.</p> |
| 3 | Trifecta Special Purpose Zone | All provisions | Support in part | <p>The Trifecta Special Purpose Zone is located at the Dargaville Racecourse site.</p> <p>Provisions for Trifecta have been drafted as a Special Purpose Zone in the Proposed District Plan, but it does not meet the requirements to be a Special Purpose Zone as set out in the National Planning Standards. The approach for</p> | <p>Delete the Trifecta Special Purpose Zone from the planning maps</p> <p>AND</p> <p>Replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> |

| Sub No | Chapter/App/ Schedule/Map | Objective/ policy/rule/ standard/ overlay | Support/ Oppose | Reasons | Decision sought |
|--------|--------------------------------------|---|-----------------|--|--|
| | | | | <p>Trifecta needs to be revised to align with the mandatory spatial layers set out in the National Planning Standards.</p> <p>This will require the provisions to be recast depending on the most appropriate spatial layer.</p> <p>In addition, the provisions need to be amended to align with the provisions for equivalent zones or other spatial layers where it is appropriate to do so.</p> | <p>AND</p> <p>Amend the provisions which apply to Trifecta Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>Amend the provisions which apply to Trifecta to align them with provisions for equivalent zones or spatial layers.</p> |
| 4 | Mangawhai Hills Special Purpose Zone | All provisions | Support in part | <p>The Mangawhai Hills Special Purpose Zone is located in Mangawhai west adjacent to Tara Road.</p> <p>Provisions for Mangawhai Hills have been drafted as a Special Purpose Zone in the Proposed District Plan, but it does not meet the requirements to be a Special Purpose Zone as set out in the National Planning Standards. The approach for Mangawhai Hills needs to be revised to align with the mandatory spatial layers set out in the National Planning Standards.</p> <p>This will require the provisions to be recast depending on the most appropriate spatial layer.</p> <p>In addition, the provisions need to be amended to align with the provisions for equivalent zones or other spatial layers where it is appropriate to do so.</p> | <p>Delete the Mangawhai Hills Special Purpose Zone from the planning maps</p> <p>AND</p> <p>Replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> <p>AND</p> <p>Amend the provisions which apply to Mangawhai Hills Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>Amend the provisions which apply to Mangawhai Hills to align them with provisions for equivalent zones or spatial layers.</p> |
| 5 | Sport and Active Recreation Zone | New Rule | Support | <p>Conservation Activities should be permitted within all zones to be consistent with NOSZ-R3.</p> | <p>Add a new rule as follows. SARZ-RXXX Conservation activity</p> |

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|--------|--------------------------|--|-----------------|--|---|
| | | | | | 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not Applicable AND Any Consequential amendments |
| 6 | Open Space Zone | New Rule | Support | Conservation Activities should be permitted within all zones to be consistent with NOSZ-R3. | Add a new rule as follows. OSZ-RXXX Conservation activity 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not Applicable AND Any Consequential amendments |
| 7 | Natural open space zone | New Rule | Support in part | Add a new rule to permit the demolition of a building or structure within the Natural open space zone to be consistent with other zones. | Add a new rule as follows: NOSZ-RXX Demolition of a building or structure 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not Applicable |
| 8 | Open space zone | New Rule | Support in part | Add a new rule to permit the demolition of a building or structure within the Open space zone to be consistent with other zones. | Add a new rule as follows: OSZ-RXX Demolition of a building or structure 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not applicable |

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|--------|----------------------------------|--|-----------------|--|--|
| 9 | Sport and active recreation zone | New Rule | Support in part | Add a new rule to permit the demolition of a building or structure within the Open space zone to be consistent with other zones. | Add a new rule as follows: SARZ-RXX Demolition of a building or structure 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not applicable |
| 10 | Rural lifestyle zone | New rule | Support in part | Add a new rule to permit the demolition of a building within the Rural lifestyle zone to be consistent with other zones. | Add a new rule as follows: RLZ-RXX Demolition of a building 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not applicable |
| 11 | General rural zone | New Rule | Support in part | Add a new rule to permit the demolition of a building within the General rural zone to be consistent with other zones. | Add a new rule as follows: GRUZ-RXX Demolition of a building 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not applicable |
| 12 | Maori purpose zone | New Rule | Support in part | Add a new rule to permit the demolition of a building within the Maori purpose zone to be consistent with other zones. | Add a new rule as follows: MPZ-RXX Demolition of a building 1 Activity status: Permitted 2 Activity Status when compliance not achieved: Not applicable |
| 13 | All zones or chapters | Rules | Oppose | The Kaipara District Council Engineering Standards 2011 are outdated. These are proposed to be replaced by an updated document that better reflects current standards. | Replace the Kaipara District Council Engineering Standards 2011 with an updated set of standards OR |

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| | | | | | <p>Include engineering standards within the Proposed District Plan</p> <p>AND</p> <p>Review all zones and chapters that reference the Kaipara District Council Engineering Standards 2011 and amend to reflect any decision made by Council on alternative engineering standards.</p> |
| 14 | Genetically Modified Medical Applications | Definitions | Oppose | The notified plan does not have any references to Genetically Modified Medical Applications and for this reason the definition needs to be removed. | Delete the definition "Genetically Modified Medical Applications". |
| 15 | Genetically Modified Organism (GMO) | Definitions | Oppose | The notified plan does not have any references to Genetically Modified Organism and for this reason the definition needs to be removed. | Delete the definition "Genetically Modified Organism (GMO)". |
| 16 | Genetically Modified Organism Release | Definitions | Oppose | The notified plan does not have any references to Genetically Modified Organism Release and for this reason the definition needs to be removed | Delete the definition "Genetically Modified Organism Release". |
| 17 | Genetically Modified Organism Field Trials | Definitions | Oppose | The notified plan does not have any references to Genetically Modified Organism Field Trials and for this reason the definition needs to be removed. | Delete the definition "Genetically Modified Organism Field Trials". |
| 18 | Genetically Modified Veterinary Vaccine | Definitions | Oppose | The notified plan does not have any references to Genetically Modified Veterinary Vaccine and for this reason the definition needs to be removed. | Delete the definition "Genetically Modified Veterinary Vaccine". |
| 19 | Viable Genetically Modified | Definitions | Oppose | The notified plan does not have any references to Viable Genetically Modified Veterinary | Delete the definition "Viable Genetically Modified Veterinary Vaccine". |

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|--------|--------------------------|--|-----------------|--|--|
| | Veterinary Vaccine | | | Vaccine and for this reason the definition needs to be removed | |
| 20 | Schedule 2 Notable Trees | T-MAU-01 to T-MAU-03 | Oppose | Council viewed three trees T-MAU-01 to T-MAU-03, at 930 Batley Rd, Maungaturoto in 2022 with a view to registration. The Proposed District Plan was not notified until April 2025 at which time the landowner advised that the identified trees had been removed in late 2023. | Remove from Schedule 2 Notable Trees: T-MAU-01 Norfolk Island Pine (Araucaria heterophylla) T-MAU-02 Norfolk Island Pine (Araucaria heterophylla) T-MAU-03 Norfolk Island Pine (Araucaria heterophylla) for 930 Batley Road, Maungaturoto. |
| 21 | General Rural zone | New rule | Support in part | As notified, the General Rural zone does not have a permitted activity for Relocation of buildings. There needs to be consistency of this rule with other zone chapters ie General Residential zone. | Include a new permitted activity rule for Relocation of buildings with appropriate standards to be achieved. Activity status when compliance not achieved to be Restricted Discretionary. AND Any Consequential amendments |
| 22 | Rural lifestyle zone | New rule | Support in part | As notified, the Rural lifestyle zone does not have a permitted activity for Relocation of buildings. There needs to be consistency of this rule with other zone chapters ie General Residential zone. | Include a new permitted activity rule for Relocation of buildings with appropriate standards to be achieved. Activity status when compliance not achieved to be Restricted Discretionary. AND Any Consequential amendments |
| 23 | Maori purpose zone | New rule | Support in part | As notified, the Maori purpose zone does not have a permitted activity for Relocation of buildings. There needs to be consistency of this rule with other zone chapters ie General Residential zone. | Include a new permitted activity rule for Relocation of buildings with appropriate standards to be achieved. Activity status when compliance not achieved to be Restricted Discretionary. AND Any Consequential amendments |

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|---------------|----------------------------------|--|------------------------|--|---|
| 24 | General residential zone | GRZ-R4 Minor residential unit | Support in part | There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. | Review GRZ-R4 Minor residential unit to be consistent with the same rule in other zones. |
| 25 | General rural zone | GRUZ-R4 Minor residential unit | Support in part | There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m. | Review GRUZ-R4 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit. |
| 26 | Rural lifestyle zone | RLZ-R3 Minor residential unit | Support in part | There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m. | Review RLZ-R3 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit. |
| 27 | Maori purpose zone | MPZ-R4 Minor residential unit | Support in part | There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m. | Review MPZ-R4 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit. |
| 28 | Trifecta SPZ | TSPZ-LLRA-R4 Minor residential unit | Support in part | There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. | Review TSPZ-LLRA-R4 Minor residential unit and standards to be consistent with the same rule in other zones. |
| 29 | General rural zone | GRUZ-R8 Rural Industry | Support in part | Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the | Amend GRUZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; |

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| | | | | amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule. | AND Amend TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries. |
| 30 | Rural lifestyle zone | RLZ-R8 Rural Industry | Support in part | Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule. | Amend RLZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND Amend TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries. |
| 31 | Maori purpose zone | MPS-R8 Rural Industry | Support in part | Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule. | Amend MPS-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND Amend TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries. |
| 32 | All chapters | Minor residential unit | Support in part | Rules need to be reviewed for consistency having particular regard to carparking, garages and decks. | Amend rules for consistency over all zones including, carparking, garages and decks. |
| 33 | All zones | General | Support in part | Notified provisions and the structure of the Proposed District Plan may not be consistent over the plan or align with the National Planning Standards. There is a need to review provisions for consistency. | Amend provisions to correct inconsistencies in provisions across the Proposed District Plan. Amend the Proposed District Plan to align with the National Planning Standards. |
| 34 | Financial contributions | New rule | Support in part | Legislation amendments provide for financial contributions on permitted activities. Currently the proposed plan does not include any specific permitted activities and further work would need to be undertaken before including provisions. | Review Financial Contributions chapter calculation formulae and justifications; AND |

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| | | | | | Consider adding Financial Contributions for permitted activities as provided for in the Act. |
| 35 | Subdivision | Rules | Support in part | As notified, the subdivision rules are not clear that financial contributions are a consideration in every case. | For all relevant subdivision rules add to the Matters of control a Matter of discretion point as follows: XX Financial contributions in accordance with the Financial Contributions chapter. |
| 36 | Subdivision | SUB-R7 | Support in part | Rule SUB-R7 (Restoration or enhancement planning) needs to include reference to SUB-S2 – S15 in the rule similar to SUB-R6. | Amend rule SUB-R7 to include reference to compliance with SUB-S2 – S15. |
| 37 | Noise | NOISE-R6 | Support in part | Rule needs to differentiate between residential use of helicopters and rural use such as agricultural/horticultural spraying. | Amend rule to differentiate helicopter use for residential purposes as opposed to agricultural or horticultural use. |
| 38 | All zones | Standards | Support in part | There is inconsistency of wording for the rules controlling building setbacks from a coastal marine area. As an example, Light industrial standard LIZ-S5(1) and Heavy industrial standard HIZ-S4. Need to review all zones for consistency of the wording. | Review the wording in all zones for the standard of “Building setbacks from a coastal marine area” for consistency. |
| 39 | Subdivision | Rules | Support in part | Inconsistency in wording between SUB-R3.3 (f) Subdivision to create new allotments, SUB-R4.2 (d) Small lot subdivision. | Amend wording for SUB-R3.3 (f) and SUB-R4 2 (d) for consistency. |
| 40 | Subdivision | SUB-R3 | Support in part | Matters over which control is reserved do not consider alternative electricity sources such as solar. | Amend SUB-R3 to include consideration of alternative electricity sources. |
| 41 | Temporary events | New rule | Support | There is a need to include a traffic generation rule for temporary events as required by TRAN-S1 Note 2. | Add a new rule for traffic generation for temporary events. |

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| 42 | General Rural zone | New rule | Support | There is a need to include a new rule for impervious surfaces in the General rural zone that will provide for both the large lots and lifestyle lots within the zone. | Add a new rule for impervious services in the General Rural Zone. |
| 43 | Definitions | Impermeable surfaces | Support | There are two definitions (Impervious surfaces and Impermeable surfaces) and only one is required. They are both used in different sections of the plan. There is a need to rationalise these two definitions. | Compare the definitions of Impermeable Surfaces with Impervious Surfaces and rationalise the description and the exclusions between the two to enable one to be deleted; AND Delete the definition for “Impermeable Surfaces” AND Review all provisions to identify where ‘Impermeable Surfaces is used and replace with ‘Impervious Surfaces’. |
| 44 | Subdivision | Rules | Support in part | There is no mention in the Subdivision chapter in either rules or matters of control or discretion for consideration of overland flow paths. | Amend subdivision rules and standards to include overland flow paths in provisions. |
| 45 | Subdivision | SUB-S1 | Support in part | There is inconsistency in wording between Rule GRZ-R3 Residential unit and Subdivision standard General residential zone SUB-S1.5.b Minimum allotment sizes. | Amend SUB-S1.5.B. to be consistent with GRZ-R3. |
| 46 | All zones | Rules | Support in part | Inconsistencies between similar rules across zone chapters. | Amend rules across all zones for consistency between similar rules in other zones. |
| 47 | Signs | SIGN-R4(b) | Support in part | The wording of the rule ...”goods and services available on the site;” is ambiguous and has been open to debate with owners of signs who have stated that their sign placed kilometres away from their business ‘site’ complies with the | Amend SIGN-R4(b) as follows: ... b. The sign relates to goods and services available on the site <u>where the business is operating</u> ; and ... |

| Sub No | Chapter/App/Schedule/Map | Objective/policy/rule/standard/overlay | Support/ Oppose | Reasons | Decision sought |
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| | | | | rule because their sign is advertising goods and services that are available at the site... where the business is operating. There is a need to clarify this wording to clarify that sign needs to be located where the business is operating. | |
| 48 | Schedules | SCHED1 Historic Heritage Resources | Support | Each of the registered heritage resources has an assessment sheet which evaluates the Heritage Assessment Criteria for each resource and the appropriate ranking of the property. This information is not included in the plan, However there have been a number of enquiries from heritage owners requesting this information. To enable owners to be fully informed of the heritage values of their property it is appropriate to incorporate this information into Schedule 1: Historic Heritage Resources. | Add to SCHED1- Historic Heritage Resources the information contained in Historic Heritage s32 ATTACHMENT 3 – Assessment of Historic Buildings and Structures as follows: Heritage Assessment Criteria; AND Ranking of Historic Heritage Items; AND Overall Assessment of 'Significance or High Significance'; AND Advise Notes 1 to 3. |
| 49 | Transport | TRAN-R2 - All zones except: PREC1 - Awakino Precinct and PREC2 - Cove Road North Precinct | Amend | There is an issue where TRAN-R2.2 needs a cascade activity status where the standards in TRAN-R2.1 aren't met. Currently this refers to the relevant standards and non-compliance of the rules needs to be made clearer. | Amend TRAN-R2.2 to clarify the cascade activity status when compliance is not achieved. |
| 50 | Transport | TRAN-R4 1.c. | Oppose | This is a double up with rule TRAN-R4.1.b. | Delete rule TRAN-R4.1.c. |

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| 51 | Transport | TRAN Table 1 - Traffic intensity factor | Amend | Some service stations that are being proposed are without shops, therefore traffic intensity factor just for service stations will be useful. | Add to TRAN Table 1 - Traffic Intensity Factor a new line for Service Stations without shops. |
| 52 | Maps | Zone | Support | 2088 Paparoa Valley Road is currently zoned Rural lifestyle. This site is an existing commercial property (Hubands contractors) and the Rural lifestyle zone is not appropriate. The zoning should be Commercial zone. | Amend zoning of property 2088 Paparoa Valley Road from Rural lifestyle zone to Commercial zone. Refer to Figure 1 below. |
| 53 | Maps | Zone | Support | Through public consultation it has become apparent that the proposed light industrial zoning for the properties on State Highway 12 described as DP 142935 ON PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD and shown in Fig 2 may not be appropriate. The titles are leasehold arrangements, which require all landowners to agree if changes are to be made to the individual leasehold properties (the Flats). This makes the site difficult for any development to happen. However, the proposed plan also identifies heritage resources HH-MAU-01 to HH-MAU-06 on this block of land, which would mean that resource consent is required to demolish or remove these buildings. While residential zoning could be considered, Light industrial zoning properties is deemed to be the most appropriate given the surrounding zoning is Light Industrial and if the neighbouring Heavy Industrial zoning eventuates, there will likely be reverse sensitivity effects on these properties. | Amend the property known as DP 142935 ON PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD from Light industrial zone back to General Residential. Refer Figure 2 below. OR Remove the Heritage Listing on: HH-MAU-01 Former railway worker's cottage, 1056 State Highway 12, Maungaturoto; and HH-MAU-02 Former railway worker's cottage, 1054 State Highway12, Maungaturoto; and HH-MAU-03 Former railway worker's cottage, 1052 State Highway12, Maungaturoto; and HH-MAU-04 Former railway worker's cottage, 1050 State Highway12, Maungaturoto; and HH-MAU-05 Former railway worker's cottage, 1048 State Highway12, Maungaturoto; and HH-MAU-06 Former railway worker's cottage, 1046 State Highway12, Maungaturoto. |

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| 54 | Maps | Zone | Support | A property at 29 Sandy Beach Road, Tinopai has been proposed to be rezoned to Rural lifestyle (Lot 1 DP 559232). It is considered that to accommodate more residential development in and around Tinopai that zoning of this property to General residential would be more appropriate as it is adjacent to existing residential land. | Amend zoning of Lot 1 DP 559232, 29 Sandy Beach Road from Rural Lifestyle zone to General Residential zone. Refer to Figure 3 below. |
| 55 | Maps | Zone | Support | A property at 23 Sandy Beach Road (Lot 2 DP559232), has a split zone of General Residential and Rural Lifestyle zone. These two lots are currently held under one title and it is unclear as to why this property has been split zoned. It is appropriate that Lot 2 be zoned General Residential to be consistent with the adjoining lot. | Amend zoning of 23 Sandy Beach Road, (Lot 2 DP559232) from Rural Lifestyle zone to General Residential zone. Refer Figure 4 below. |
| 56 | Maps | Zone | Support | A property at 37 George Road, Maungaturoto (Lot 9 DP344966) is proposed to be zoned Rural lifestyle. The property has recently been subdivided into smaller lots. It is appropriate that the Lot 9 DP344966 be zoned General Residential in line with the adjoining lot. | Amend zoning of 37 George Road, Maungaturoto Lot 9 DP344966 to General residential zone. Refer Figure 5 below. |
| 57 | Maps | Zone | Support | At property at 1899 Tinopai Road, Tinopai is proposed to be rezoned Rural lifestyle. It is considered that to accommodate more residential development in and around Tinopai that zoning of this property to General residential would be appropriate as it is adjacent to existing residential land. | Amend zoning of 1899 Tinopai Road, Tinopai from Rural Lifestyle zone to General Residential zone. Refer Figure 6 below. |
| 58 | Maps | Zone | Support | A property at 1905 Tinopai Road, Tinopai has a proposed zone of Rural lifestyle. It is considered that to accommodate more residential development in and around Tinopai that zoning of this property to General residential would be | Amend zoning of 1905 Tinopai Road, Tinopai from Rural Lifestyle zone to General Residential zone. Refer Figure 7 below. |

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| | | | | appropriate as it is adjacent to existing residential land. | |

Figure 1: 2088 Paparoa Valley Road, Paparoa

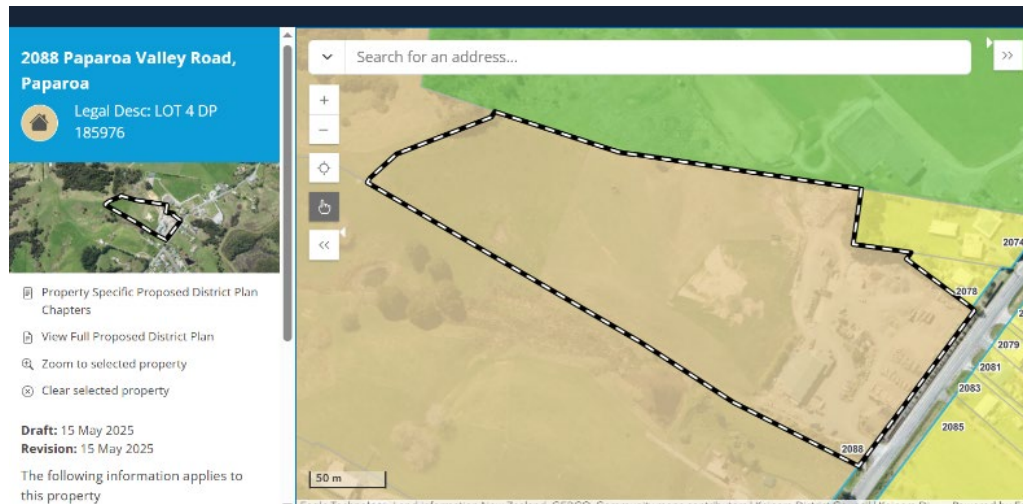


Figure 2: DP 142935 ON PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD, State Highway 12, Maungaturoto

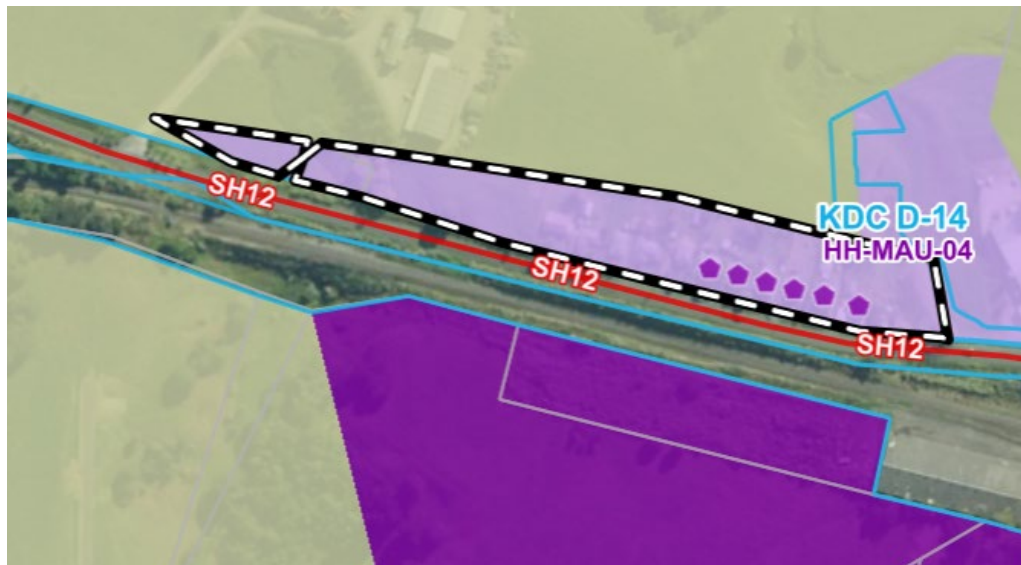


Figure 3: 29 Sandy Beach Road, Tinopai

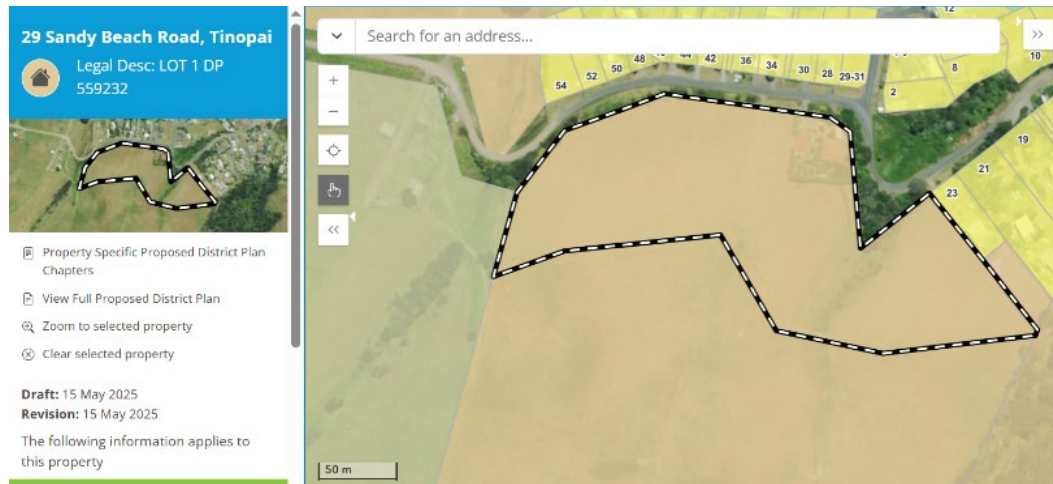


Figure 4: 23 Sandy Beach Road, Tinopai

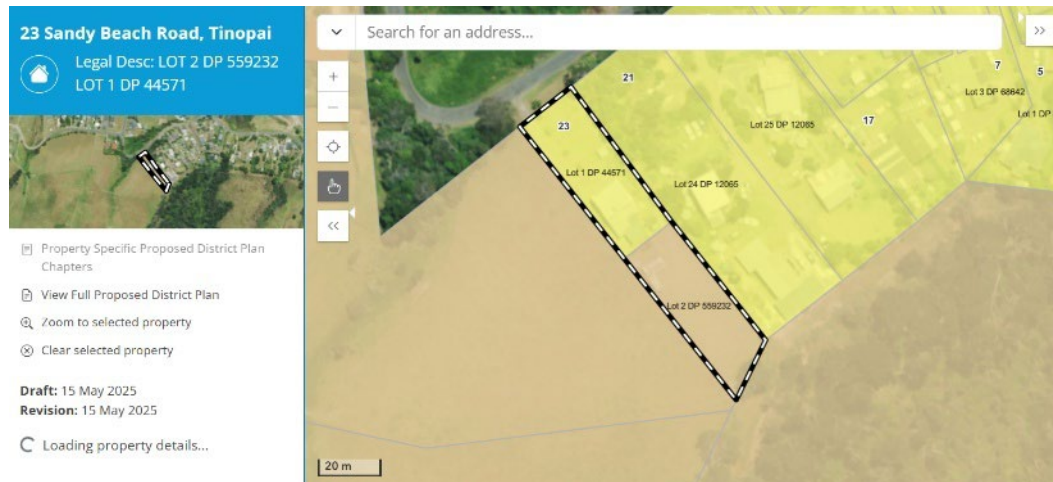


Figure 5: 37 George Road, Maungaturoto

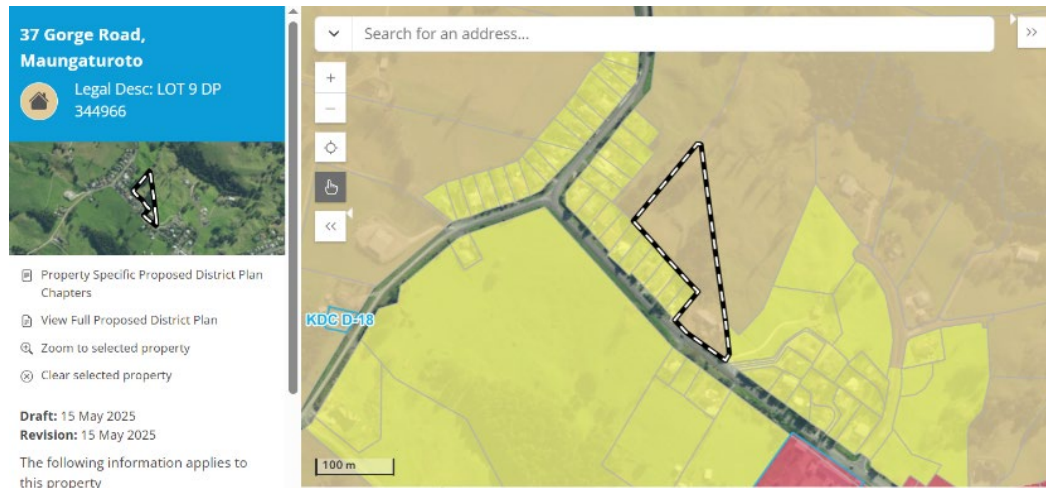


Figure 6: 1899 Tinopai Road, Tinopai



Figure 7: 1905 Tinopai Road, Tinopai

