

## 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](mailto: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](http://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:**

(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

<b>(1)</b> The specific provisions of the Proposed Plan that my submission relates to are:		<b>(2)</b> 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>		<b>(3)</b> 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

# Submission on Kaipara PDP

Full Name: Craig and Rachael Williamson  
Mobile: 0274391975 (Rachael)  
Address for Service: [rwilliamson@xtra.co.nz](mailto:rwilliamson@xtra.co.nz) & Alisa Neal, [alisan@barker.co.nz](mailto:alisan@barker.co.nz)  
Date: 30 June 2025  
Re: Submission on Proposed Kaipara District Plan (**PDP**) – Craig and Rachael Williamson

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## Submission Information:

Craig and Rachael Williamson (**Williamson**) could not gain an advantage in trade competition through this submission.

The specific provisions of the PDP that Williamson submission relates to are attached.

Williamson opposes/supports/seek amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions that Williamson's wish Kaipara District Council (**KDC**) to make to ensure the issues raised by Williamson's are dealt with are also contained in the attached document.

Craig and Rachael Williamson do not wish to be heard in support of this submission.

If others make a similar submission, the Williamson's will consider presenting a joint case with them at a Hearing.

**Craig and Rachael Williamson**

## 1.0 Introduction

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### 1.1 Williamson's Interests in the Kaipara District

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The Williamson's have an interest in the following property located within the Kaipara District:

- 100A Jervois Street, Dargaville legally described as Lot 2 DP 315698 measuring approximately 42.427ha.

Notwithstanding this specific property interest, Williamson's are interested in the direction of PDP as it applies to the wider Kaipara District, and particularly the Dargaville catchment.

### 1.2 PDP Submission Structure

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This submission on the PDP addresses appropriate zoning and provisions for eastern Dargaville area. The abovementioned site has been zoned General Rural Zone in the PDP with areas of Flood Hazard.

Williamsons seek a zoning that better reflects the commercial nature of the development that already occurs within this location, the existing surrounding cadastral pattern of development and the demand for growth in the locality.

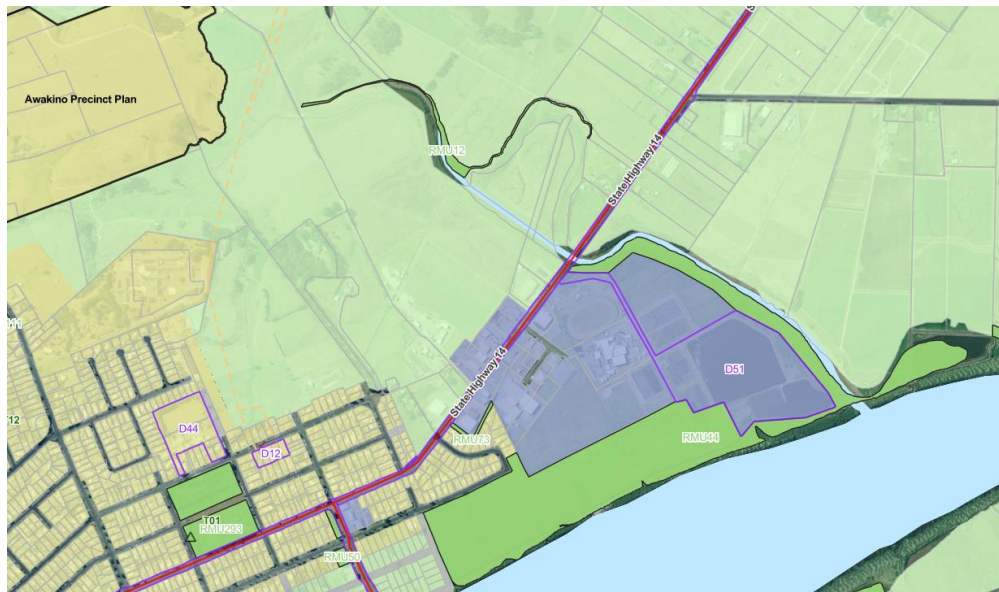
The following submission is set out as follows:

- **Section 2.0** provides Site Context and Background.
- **Section 3.0** contains general comments on the PDP zoning at both sites and identifies the zoning Williamson's seek and how/why relevant provisions should be improved to more efficiently and effectively achieve the proposed objectives of the Plan, and the purpose of the RMA.
- **Attachment 1** identifies the specific change sought to provisions.

## 2.0 Site Context and Background

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The site is zoned Rural Zone under the Operative Kaipara District Plan (ODP).



**Figure 1 ODP zoning of East Dargaville. Green – Rural Zone, Purple - Light Industrial, Yellow - Residential**

**Figure 1 above** shows a pattern of development within the east Dargaville area which extends along State Highway 14. With the subject site being one of the larger allotments containing an existing mix of commercial activities.

As shown in **Figure 2** below, the proposed zoning for the wider eastern Dargaville area is ‘General Rural Zone’ and ‘Light Industrial Zone’ with flood hazards. The subject site is proposed to be zoned (**GRUZ**) with a portions subject to the proposed Flood Hazard 10 and 100 year extent.



**Figure 2 PDP zoning of East Dargaville. Green – Rural Zone, Purple - Light Industrial, Yellow – Residential.**

## 3.0 General Feedback

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### 3.1.1 National Direction

Section 75(3)(a) of the RMA states that a district plan must “give effect” to a national policy statement. Williamsons consider that the PDP in its current form, fails to “give effect” to the following national policy statements:

- (a) National Policy Statement on Highly Productive Land (**NPS-HPL**): the proposed zoning framework under the PDP does not give effect to the direction in the NPS-HPL regarding the protection of highly productive soils. The application of the GRUZ has been applied incorrectly to existing or planned areas of residential, commercial and industrial zones.

The Williamsons note that Central Government is currently undertaking consultation on future changes to National Policy Statements, in particular changes to the NPS-HPL and the removal of LUC 3 from the definition of HPL. The new and amended direction is intended to be in force before the end of 2025. The Williamsons seek that any necessary changes are made throughout the PDP process to ensure that the new direction is adequately given effect to in the PDP provisions.

### 3.1.2 Northland Regional Policy Statement

Section 75(3)(b) of the RMA states that a district plan must “give effect” to a regional policy statement. Williamsons consider that the PDP in its current form, fails to “give effect” to the Regional Policy Statement for Northland (**RPS**), and in particular the following:

- (a) Objective 3.5 Enabling economic wellbeing: the PDP does not manage Kaipara’s resources in a way that is attractive for business and investment that will improve Northland wellbeing. In particular the proposed GRUZ provisions unnecessarily restrict further growth and development within the Dargaville area.
- (b) Objective 3.6 Economic activities – reverse sensitivity and sterialisation and Policy 5.1.3 Avoiding the adverse effects of new use(s) and development: the PDP zoning framework, and in particular the application of the GRUZ, is such that the rural environment is not adequately protected from the negative impacts of new subdivision use and development and reverse sensitivity effects are not avoided.
- (c) Objective 3.11 Regional form and Policy 5.1.1 – planned and coordinated development: the zoning framework within the PDP is narrow, and does not enable the effective integration of infrastructure with subdivision, use and development, and promote a sense of place and range of lifestyle options. More specifically the broad and inappropriate application of the GRUZ means that commercial and industrial development in existing areas is unnecessarily constrained. This fails to ensure the protection of soil-based primary production and does not maintain or enhance the sense of place and character of the surrounding environment.

## 3.2 Zoning

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The Williamsons request the following relief with respect to zoning:



- a. Review the notified light industrial zone to the east of Dargaville along State Highway 14 and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity, with consideration of extending zone boundary further west as indicated generally in **Figure 3** below; and
- b. Rezone land to an appropriate commercial or light industrial zone to legitimise existing commercial and light industrial activities.
- c. If relief sought above is not accepted, that KDC establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable commercial and light industrial activities to occur in this area.



Figure 3 – Location of land that amendment to Commercial / Light Industrial Zone extent is sought (indicated with red line / arrow)

## Reason:

The Williamsons consider that the s32 evaluation has failed to undertake a complete analysis of the efficiency and effectiveness of the zone proposed and does not consider the most appropriate zoning options for the East Dargaville area.

The application of the GRUZ and Light Industrial Zone to the State Highway 14 frontage is problematic. The existing and consented cadastral pattern and existing land use results in dishonest zoning which sends a confused message to plan users in terms of the expected outcomes for the GRUZ zone in this location eroding the intent.

## 4.0 Conclusion

In conclusion, Williamsons seek the following relief:

### Barker & Associates

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

# Submission on Kaipara PDP

- (a) Williamson's general feedback in Section 2.0 and specific feedback in **Attachment 1** is addressed and necessary changes incorporated into the PDP.
- (b) Any further necessary consequential amendments required to achieve (a) above.

The Williamsons look forward to working collaboratively with KDC to address the above relief and is happy to meet with KDC policy staff or consultants to work through these matters.



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Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
HOW THE PLAN WORKS – RELATIONSHIP BETWEEN SPATIAL LAYERS				
1	Spatial Layers	Seek amendment	The Williamsons note that the provisions do not provide any direction for split zoned sites.	Amend the section as necessary to provide clarity for the plan user and be clear that provisions apply only to the extent of the mapped area.
STRATEGIC DIRECTION – VISION FOR KAIPARA CHAPTER				
2	SD-VK O1	Support	The Williamsons support the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.	Retain as notified.
3	SD-VK O4	Support	The Williamsons support this objective and the directive to provide for growth in appropriate areas whilst protecting HPL and primary production activities.	Retain as notified.
STRATEGIC DIRECTION – URBAN FORM AND DEVELOPMENT CHAPTER				
4	SD-UFD-O1	Support	Development of residential, commercial and industrial land to meet current and predicted future demand is supported.	Retain as notified.

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5	SD-UFD-O5	Support	The Williamsons support consolidation and integration of future growth.	Retain as notified.
6	SD-UFD-P1	Support	Provision of sufficient development capacity is consistent with the NPS-UD.	Retain as notified.
7	SD-UFD-P4	Seek amendment	This policy as proposed is unclear and could cause confusion for plan users. The plan does not provide further description of what represents a consolidated network or what is an attractive commercial centre. Furthermore, it is noted that the National Planning Standards provide specific zones for 'centres' Neighbourhood Centre, Local Centre and Town Centre zones.	Amend the policy as follows:  Use the Commercial zone to provide mixed use development comprising predominantly commercial and community activities <del>in a consolidated network of attractive commercial centres.</del>
8	SD-UFD-P7	Oppose	Provision of infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation. SD-UFD-P1 is inconsistent with FC-O1.	Delete SD-UFD-P7.
NATURAL HAZARDS				
9	NH-P1	Support	Ability to rely upon up to date and best available information when assessing and managing risks is supported. As mitigation is implemented potential hazard risk reduces and this may not be reflected in the district plan.	Retain NH-P1 as notified.

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10	NH-P3	Seek amendment	Seeking to avoid development within High Risk Flood Areas (10 year flood extent) is contrary to RPS policy 7.1.2 which concludes that subdivision, built development and land use change may be appropriate where that land use or built development is of a type that will not be subject to material change in a 100 year flood event.	<p>Delete NH-P3 and replace with the following:</p> <p><u>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</u></p> <ol style="list-style-type: none"> <li><u>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</u></li> <li><u>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</u></li> <li><u>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</u></li> <li><u>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</u></li> <li><u>5. Not exacerbating or creating a flood hazard for other properties.</u></li> <li><u>6. Ensuring adequate vehicular access is available to serve development</u></li> </ol>
11	NH-P4	Seek amendment	Proposed policy NH-P4 duplicates and conflicts with proposed policy NH-P6 and recommended changes to NH-P3.	Amend NH-P4 to remove duplication.
12	NH-P4	Delete	Seeking to ensure that building platforms will not be subject to	Delete NH-P4 and replace with the following:

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			flooding in a 1 in 100 year flood event is inconsistent with RPS policy 7.1.2.	<p>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</p> <ol style="list-style-type: none"> <li>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</li> <li>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</li> <li>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</li> <li>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</li> <li>5. Not exacerbating or creating a flood hazard for other properties.</li> <li>6. Ensuring adequate vehicular access is available to serve development</li> </ol>
13	NH-R2	Seek amendment	As proposed the rule is repetitive and confusing for the plan user.	<p>Amend NH-R2 as follows:</p> <p><b>1.</b> Activity status: Permitted</p> <p>Where:</p> <p><b><del>For all additions and alterations:</del></b></p>

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				<p><del>a. The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event.</del></p> <p><del>and</del></p> <p><del>For accessory buildings:</del></p> <p><u>The addition/alteration is located entirely within a building area that has been approved as part of a subdivision consent approved after 1 December 2021.</u></p> <p>b. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk River Flood Hazard Area:</p> <ul style="list-style-type: none"> <li>i. 110 m<sup>2</sup> in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and</li> <li>ii. 10m<sup>2</sup> in all other zones.</li> </ul> <p><del>For buildings not containing sensitive activities:</del></p> <p>c. The addition/alteration <u>of any building containing a sensitive activity</u> has a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event; and</p> <p><del>d. The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a</del></p>
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				<p><del>zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone.</del></p> <p><del>For buildings containing sensitive activities:</del></p> <p><del>e. The addition/alteration is not in a High-Risk River Flood Hazard Area; and</del></p> <p>f. The addition/alteration <u>of any building containing a sensitive activity</u> has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.</p>
14	NH-R3 and NH-R4	Seek amendment	The rules do not provide a permitted pathway, there is no need to duplicate rules between accessory buildings and 'other buildings'.	<p>Delete rules NH-R3 and NH-R4 as replace with the following:</p> <p><u><b>New Buildings within 100 year Flood Hazard Area</b></u></p> <p><u><b>Activity Status: Permitted</b></u></p> <p><u><b>Where:</b></u></p> <p><u><b>1. The building is located entirely within a building area that has been approved as part of a subdivision consent approved after 1 December 2021.</b></u></p> <p><u><b>OR</b></u></p> <p><u><b>2. The building does not accommodate a vulnerable activity and:</b></u></p> <p><u><b>a. Has a gross floor area less than 30m<sup>2</sup>; or</b></u></p>

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				<p><u>b. Is associated with farming and located within the General Rural Zone with a gross floor area less than 110m<sup>2</sup>; or</u></p> <p><u>c. Is an artificial crop protection structure, crop support structure or a frost protection fan.</u></p> <p><u>Activity Status when compliance not achieved: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>1. The building or major structure accommodates a vulnerable activity and achieves a minimum freeboard of 500mm above the 100-year flood event.</u></p> <p><u>2. The building or major structure does not accommodate a vulnerable activity and does not comply with the permitted rules.</u></p> <p><u>Matters of discretion:</u></p> <p><u>1. The risk of adverse effects on people, property and the environment including risk to public health and safety and any cumulative effects.</u></p> <p><u>2. The extent to which the building or major structure will be subject to material damage.</u></p> <p><u>3. The nature of the activity being undertaken and its vulnerability to the potential effects of flooding.</u></p> <p><u>4. Diversion of overland flow paths and any exacerbation of the flood hazard or creation of a new hazard as a result of the building or structure.</u></p>
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				<p><u>5. The proposed use of, necessity for, and design of engineering solutions (soft or hard) to mitigate the hazard.</u></p> <p><u>6. The use of the building or major structure, including the storage and use of hazardous substances, and any management/mitigation requirements associated with that use;</u></p> <p><u>7. For buildings or major structures that contain vulnerable activities, the provision of direct, safe vehicular access from the building to land that is clear of the flood hazard.</u></p> <p><u>8. Whether there is a functional need or operational need for the building or major structure to be in this location.</u></p> <p><u>9. The adverse effects of earthworks associated with the activity.</u></p> <p><u>10. The level of detail required to assess natural hazard risk.</u></p> <p><u>11. Recommendations of any site suitability report, engineer's assessment, or information provided through the consent process.</u></p> <p><u>Activity status where compliance is not achieved and the activity is not a restricted discretionary activity:</u></p> <p><u>Discretionary</u></p> <p><u>New Buildings in High Risk Flood Hazard Area</u></p> <p><u>Activity Status: Permitted</u></p> <p><u>1. The building or major structure is located entirely within a building area that has been</u></p>
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				<p><u>approved as part of a subdivision consent approved after 1 December 2021.</u></p> <p><u>Activity Status when compliance not achieved: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>1. The building or major structure does not accommodate a vulnerable activity.</u></p> <p><u>Matters of discretion:</u></p> <p><u>1. The risk to people and property from the flood hazard.</u></p> <p><u>2. The extent to which the building or major structure will be subject to material damage.</u></p> <p><u>3. The nature of the activity being undertaken and its vulnerability to the potential effects of flooding.</u></p> <p><u>4. Diversion of overland flow paths and any exacerbation of the flood hazard or creation of a new hazard as a result of the building or structure.</u></p> <p><u>5. Whether there is a functional need or operational need for the building, major structure or activity to be in this location.</u></p> <p><u>6. The proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard.</u></p> <p><u>7. The use of the building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.</u></p>
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				<u>8. The adverse effects of earthworks associated with the activity.</u> <u>9. The level of detail required to assess natural hazard risk.</u> <u>Activity Status when compliance not achieved and the activity is not a Restricted Discretionary activity: Non-complying</u>
15	NH-R11	Oppose	Proposed rule NH-R11 duplicates and is inconsistent with the Regional Plan – Rule C.8.3.1.	Delete rule RH-R11.
SUBDIVISION				
16	SUB-O2	Oppose	As proposed SUB-O2 urban subdivision applies to all subdivision <u>within</u> urban zones, which include commercial, light and heavy industrial zones. It is considered that this objective as proposed is too narrow to accommodate all types of subdivision in all urban zones. For example, Clause 1 requires subdivision to be sympathetic to the context and characteristics of the site and clause 5 requires the contribution to creating a sense of place these may be extremely limiting, particularly if a site has been appropriately zoned for Light or Heavy Industrial. Clause 3 seeks to consolidate urban development which is completely unnecessary as the spatial distribution of zoning has	Delete SUB-O2.

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			already been identified based upon consolidation.	
17	SUB-P1	Delete	SUB-P1 outlines general subdivision design and location outcomes, which apply to all zones. Clause 1 seeks the incorporation of and response to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values. Again, it is considered that this policy is too narrow when applied to all zones, particularly those zones which have a lower level of amenity and are expected to have a high level of modification such as the commercial, light and heavy industrial zones. Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.	Delete SUB-P1.
18	SUB-P2	Seek amendment	SUB-P2 details infrastructure servicing requirements for all zones, this policy has been framed with a narrow lens, it fails to consider practical onsite solutions for servicing nor does it provide for servicing of the Rural Living Zone.	Amend SUB-P2 as follows: Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by: <ol style="list-style-type: none"> <li>1. Ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision;</li> </ol>

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				<ol style="list-style-type: none"> <li>2. Requiring any staging of subdivision to be undertaken in a way that achieves efficient development and integration of infrastructure;</li> <li>3. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed;</li> <li>4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems <del>where practicable, except in the General rural zone</del>;</li> <li>5. Requiring legal and physical access to be provided to each allotment; and</li> <li>6. Requiring allotments to have access to a suitable water supply.</li> </ol>
19	SUB-P7	Seek amendment	<p>Clause 3 of SUB-P7 seeks to avoid the creation of undersized lots to ensure that the outcomes of the zone are not undermined. It is considered that this policy as worded is not efficient and effective.</p>	<p>Amend SUB-P7 as follows:</p> <p>Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:</p> <ol style="list-style-type: none"> <li>1. <del>Maintaining</del> <u>Requiring subdivision to meet the</u> minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone;</li> <li>2. Avoiding subdivision around minor residential units; and</li> </ol>

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				<p><del>3. Avoiding the creation of undersized lots in the Rural lifestyle zone to ensure the function and desired outcomes for the zone are not undermined an urban form and uniform development patterns.</del></p>
20	SUB-S1	Support	The minimum net site area for the Light Industrial Zone is supported as efficient and effective use of physical resources with integrated development with infrastructure.	Retain as notified.
LIGHT INDUSTRIAL ZONE				
21	LIZ-P1	See amendment		<p>Amend LIZ-P2 as follows:</p> <p><del>1. Avoid heavy industrial activities establishing in the Light industrial zone, unless adverse effects on other activities and zones are adequately managed; and</del></p> <p><del>2. Avoid commercial activities, except for:</del></p> <p><del>a. Office, retail, and other commercial activities that are ancillary to industrial activities;</del></p> <p><del>b. Trade supply and yard-based retail; and</del></p> <p><del>c. Service stations and convenience food outlets.</del></p> <p>1. <u>To manage non-industrial activities by ensuring that they:</u></p> <p>a. <u>Are not likely to generate reverse sensitivity effects that constrain the</u></p>

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				<p><u>establishment and operation of industrial activities.</u></p> <p>b. <u>Support, or are compatible with, the operation of industrial activities within the Zone.</u></p> <p>c. <u>Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u></p> <p>d. <u>Do not compromise the viability and vitality of the Commercial Zone.</u></p>
22	LIZ-R3	Seek amendment	The PDP does not include a definition of 'heavy industrial activity' this rule this rule is uncertain for plan users, inefficient and ineffective.	Define heavy industrial activity or amend rule LIZ-R3 to be measurable.
23	LIZ-R4, LIZ-R5 and LIZ-R6	Seek amendment	The PDP does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum GFA, this inconsistency is unclear when the potential effect of retail is relatively consistent.	<p>Insert definitions of heavy industrial activity and retail activity.</p> <p>Amend the rules apply consistent standards to retail activities at a scale that reflects status quo.</p>
Zoning				
24	LIZ zoning east of Dargaville	Seek amendment	<p>The Williamsons consider that:</p> <p>The Section 32 Evaluation is unclear as to why LIZ boundaries have been established. The proposed LIZ</p>	Review the notified light industrial zone to the east of Dargaville along State Highway 14 and change to reflect the existing commercial activities and establish logical zone boundaries



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			<p>mapped area extends east along State Highway 14, inconsistently including entire sites, split zoning others. The proposed LIZ boundary does not follow a logical defensible boundary, nor does not include existing lawfully established commercial and industrial activities located along east of Dargaville.</p> <p>It is considered that commercial and light industrial activities, are well established along State Highway 14 and the PDP should provide for and enable the continued operation and growth of these activities.</p>	<p>to enable appropriate business land capacity and development opportunity; and</p> <p>Rezone land to an appropriate commercial or light industrial zone to legitimise existing commercial and light industrial activities.</p> <p>If relief sought above is not accepted, that KDC establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable commercial and light industrial activities to occur in this area</p>
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