

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:

(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

**SUBMISSION ON THE PROPOSED KAIPARA DISTRICT PLAN 2025
BY BRT LAND LIMITED**

TO: Kaipara District Council
Private Bag 1001
Dargaville

FROM: BRT Land Limited

BRT Land Limited makes the following submission on the Proposed Kaipara District Plan 2025.

BRT Land Limited do not consider they can gain an advantage in trade competition through this submission. In any event, BRT Land Limited are directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

This submission letter provides details of the matters of interest to BRT Land Limited.

The specific provisions of the Proposed District Plan that this submission relates to are:

Commercial Zoning of 16-24 Freyberg Road Ruawai

Submission:

BRT Land Limited supports the Commercial zoning of their site located at 16-24 Freyberg Road Ruawai, legally described as Part Lot 1, Lots 2 and 3 DP 36584, Lots 4, 5 and 6 DP 34432 and Part Section 51 Block XV Tokatoka Survey District. The site is shown in **Attachment A**, and the Proposed District Plan zoning of the site is shown in **Attachment B**.

Reasons for submission:

The Operative District Plan has a mapping error for the site with a split zoning between Business: Commercial, Residential and Rural. The whole of the site was zoned Commercial in the previous 1997 District Plan.

The whole site is part of the submitter's Sleep Systems business and has been used for commercial purposes since the 1970's. This business is an integral part of the town of Ruawai with a strong commitment to this community including providing much needed local employment. The commercial land uses are well established on the site, with future expansion plans on the horizon.

The split zoning has resulted in unnecessary and unwarranted resource consenting requirements and tensions for this established business and their growth aspirations.

Relief sought:

For the Commercial zoning of the site located at 16-24 Freyberg Road Ruawai to remain.

General Residential Zoning of 1-3 Skelton Crescent, Paparoa

Rural Lifestyle Zoning of 181 and 195A and B Pahi Road Paparoa

Submission:

BRT Land Limited support the General Residential zoning of their site located at 1-3 Skelton Crescent Paparoa, legally described as Allot 51 and Part Allot 50 Parish of Paparoa. The site is shown in **Attachment C**, and the Proposed District Plan zoning of the site is shown in **Attachment D**.

BRT Land Limited support the Rural Lifestyle zoning of their site located at 181 and 195A and B Pahi Road Paparoa, legally described as Part Allot 10 and 11, Part Allot NW48 Parish of Paparoa, and Lots 8 and 9 DP 130164. The site is shown in **Attachment C**, and the Proposed District Plan zoning of the site is shown in **Attachment D**.

It is noted that the side panel of the Proposed District Plan mapping indicates that this site contains General Rural zoning. This information does not correspond to the actual zone map, so it is presumed the side panel information is in error.

Reasons for submission:

The area of this site accessed off Skelton Crescent is a logical residential extension for the town of Paparoa, with the Residential zone on two of its boundaries under the Operative District Plan. It has easy access off Skelton Crescent and there are other access options available from two unformed legal roads off State Highway 12. This site is within walkable distance to the services and amenities of Paparoa. There is an existing pedestrian bridge across the river between the site and the Paparoa Domain. Providing for residential growth in this location adjoining the existing residential areas of Paparoa town will enhance the vibrancy and sustainability of Paparoa.

A Rural Lifestyle Zone on the remainder of the site provides a natural transition from the General Residential Zone and the rural areas further south down Pahi peninsula. Access to the Rural Lifestyle Zone portion of the site is available via frontage with both Pahi Road and State Highway 12, and via the site's extensive frontage with two unformed legal roads.

Relief sought:

For the Rural Lifestyle zoning of the site located at 181 and 195A and B Pahi Road Paparoa to remain.
For the General Residential zoning of the site located at 1-3 Skelton Crescent Paparoa to remain.

BRT Land Limited wish to be heard in support of this submission.

If others make a similar submission, BRT Land Limited would be willing to consider presenting a joint case with them at the hearing.

Dated this 30th day of June 2025

BRT Land Limited by its duly authorised agents
Lands and Survey Ltd



Kelly Ryan



Venessa Anich

ADDRESS FOR SERVICE:

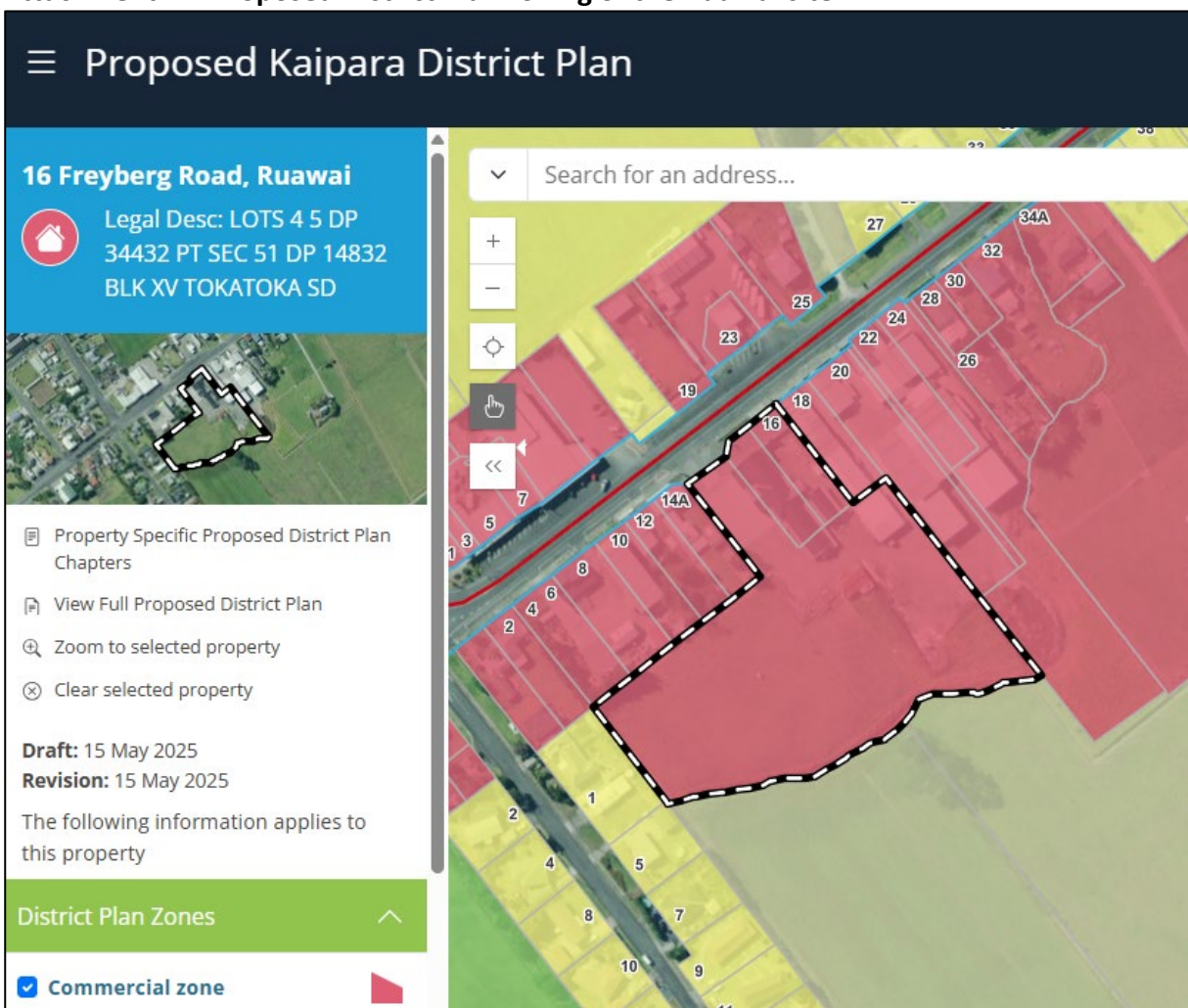
Lands and Survey Ltd Attn: Venessa Anich, 164 Bank Street, Whangarei 0112
(ph) 021 439 839, (email) venessa@landsandsurvey.co.nz



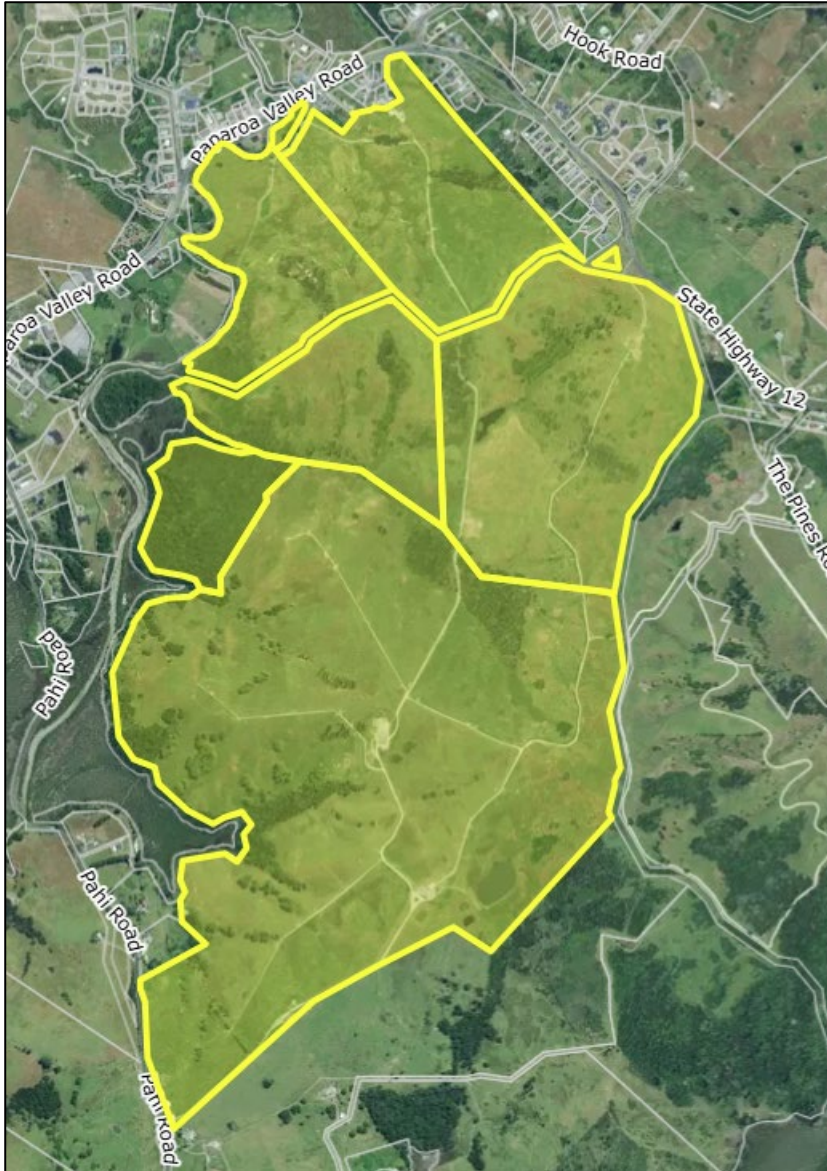
Attachment A – Ruawai site



Attachment B – Proposed District Plan zoning of the Ruawai site



Attachment C – Paparoa site



Select Results

[Marks](#)

[Vectors](#)

[Parcels](#)

[Survey Plans](#)

[Back](#)

Parcel: Lot 8 DP 130164

Parcel: Lot 9 DP 130164

Parcel: Part Allot 10 PSH OF Paparoa

Parcel: Part Allot 11 PSH OF Paparoa

Parcel: Allot 51 PSH OF Paparoa

Parcel: Part Allot NW48 PSH OF Paparoa

Parcel: Part Allot 50 PSH OF Paparoa


Attachment D - Proposed District Plan zoning of Paparoa site

Proposed Kaipara District Plan

181 Pahi Road, Paparoa

Multiple properties at this address

[View Details](#)



- Property Specific Proposed District Plan Chapters
- View Full Proposed District Plan
- Zoom to selected property
- Clear selected property

Draft: 15 May 2025
Revision: 15 May 2025

The following information applies to this property

District Plan Zones

- ☒ **Rural lifestyle zone**
[View section](#)
- ☒ **General rural zone**
[View section](#)
- ☒ **General residential zone**

Search for an address...

