

## 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:** Kylie Anne Metzener & Andrew Pollard Bage

**Phone:** 09 439 6349

**Organisation:** Baylys Beach Holiday Park  
(\*the organisation that this submission is made on behalf of)

**Email:** camp@baylys.co.nz

**Postal address:** 24 Sea View Road, Baylys Beach

**Postcode:** 0377

**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:**

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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:** KAMetzener

**Date:** 6/26/25

(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.

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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,

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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	
COMZ-R3	Office	Oppose	Does not serve our immediate community	Why does Baylys Beach need office space when Dargaville is only 10 minutes away? Has any surveying been completed of the current community to see if this is warranted?
COMZ-R5	Education Facility	Oppose	Does not serve our immediate community	There are enough schools in Dargaville and surrounding areas. Those in the surrounding areas are already struggling to get enough children to attend. Baylys Beach is not a town centre. 10 minutes of travel is not far. Again, have you have you surveyed the community?
COMZ-R6	Community Corrections Activity	Oppose	Does not serve our immediate community	The district plan talks about improving our community, putting any community corrections activity here will only be to the detriment of the community. Please explain in what way this serves our community?
COMZ-R12	Trade & yard based suppliers	Oppose	Does not serve our immediate community	Too much noise and air pollution. How do you plan on monitoring this? Has any research been completed into what would happen should these types of businesses be allowed to operate in a small community already struggling with water supply, stormwater and environmental concerns?
COMZ-S3	Height	Oppose	does not serve our immediate community	How many buildings like this do you propose? You will take away so much light and space, there will be empty buildings everywhere. The demand for living at Baylys Beach is not high enough
COMZ-02	Role & Function	Part oppose	Area too large	We are for commercial zoning at Baylys Beach, however the area proposed is far too large. This is a place where people come on vacation, cafes, nail salons, boutique shops, a small supermarket or petrol station could be warranted, but it does not need to be a stand alone town. The community needs to be surveyed, we need to have our say. Has the council considered how this affects the environment? Do we have enough infrastructure? Where will the waste go? Is there enough water?

Add further pages as required – please initial any additional pages

**Further to our response to specific sections of the draft plan, we would like to clarify that while we are not opposed to growth within the Baylys Beach community, we believe this growth should be carefully considered and scaled appropriately.**

Baylys Beach does not need to become a township of similar scale to Dargaville. Modest development—such as small retail shops catering to holidaymakers, a local supermarket or petrol station, as well as cafes and restaurants—would offer value to both visitors and residents. However, the introduction of infrastructure such as educational facilities, office complexes, trade supply businesses, or yard-based operations does not align with the character or needs of this small coastal community. Moreover, any proposal involving community corrections services would be especially inappropriate and unwelcome in this setting.

A major concern is the environmental pressure that this level of development would place on the area. Baylys Beach already faces significant environmental challenges, particularly during storm events. Increasing residential density through rezoning would likely worsen these issues. Has adequate consideration been given to the impact of increased waste production and stormwater runoff? Where will this excess runoff be managed, and how will it affect the surrounding environment?

In addition, the existing infrastructure is already under strain. Residents currently experience frequent water restrictions during the summer months, with the current water supply system struggling to meet demand. These issues remain unresolved, and any further development or increase in population density should be contingent upon a thorough review and upgrade of critical infrastructure systems.

In conclusion, while we acknowledge the need for thoughtful, sustainable growth within the district, we respectfully urge the council to consider the unique character, environmental sensitivity, and existing infrastructure limitations of the Baylys Beach area. Any future development should reflect a balanced approach that protects the natural environment, respects community values, and ensures essential services are capable of supporting any increased demand.

We appreciate the opportunity to provide feedback and trust that our concerns will be carefully considered as part of the planning process.

Thank you for your time and attention.