



Kaipara te Orangahui • Two Oceans Two Harbours

Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 17/06/2025

Submission Reference Number #:27

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

Brae Simpkin

Contact person and address for service:

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New Zealand

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I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

- **No**

Submission points

Point 27.1

Address:

27 Bassett Street, Dargaville

Submission:

Hello,

I oppose the Rural Lifestyle zoning of my property at 27 Bassett Street, Dargaville as proposed in the Kaipara District Plan. I request that the zoning be changed to **General Residential Zone**, consistent with adjacent land uses and the existing development environment.

Reasons for Submission

1. Mismatch with Current Land Use Pattern

The area immediately surrounding my property is already developed with residential dwellings on small urban-sized lots. The General Residential Zone applies to the neighbouring properties directly adjoining mine, and my site sits within a dense urban context.

2. Recent and Active Residential Development

A subdivision has recently been developed off **Bassett Street and Logan Street**, creating **10 residential sections**, indicating active residential growth demand in this area. This highlights a clear inconsistency in maintaining a rural lifestyle zoning while the functional land use has become residential.

3. Infrastructure and Services

My property is fully serviced with urban infrastructure, including water, wastewater, and stormwater systems. It is connected to the road network and surrounded by public utilities. These features make it well-suited for urban residential development.

4. Strategic Planning Alignment

The proposed zoning does not reflect the growth-focused objectives of the Kaipara Long-Term Plan or the Proposed District Plan's own goals of enabling housing supply where it is viable and connected. Rezoning this site would support the Council's stated intent to direct growth to serviced, strategically positioned areas. There is potential for a subdivision here. There could be a road through from SH12, to Bassett Street.

5. Efficient Land Use and Housing Supply

Rezoning to General Residential would support more efficient land use, increase housing availability in Dargaville, and better respond to current and future residential demand in line with national policy directives on urban growth and intensification.

Relief sought

That the zoning of 27 Bassett Street, Dargaville, currently proposed as **Rural Lifestyle Zone**, be changed to **General Residential Zone** in the final version of the Kaipara District Plan.