

## 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:** Dene Holyoake

**Phone:**

**Organisation:**

(\*the organisation that this submission is made on behalf of)

**Email:** deneholyoake@gmail.com

**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

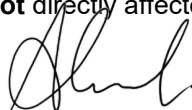
I **could** gain an advantage in trade competition through this submission.

**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 PDP

To: Kaipara District Council (**KDC**)

Re: Submission on Proposed Kaipara District Plan – Holyoake Construction Limited

Name: Holyoake Construction Limited

Contact number: 027 726 4333

Address for Service: Alisa Neal, AlisaN@barker.co.nz

Date: 30 June 2025

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### Submission Information:

This is a submission on the Proposed Kaipara District Plan (**PDP**).

Holyoake Construction Limited could not gain an advantage in trade competition through this submission.

The specific provisions of the PDP that Holyoake Construction Limited's submission relates to are attached.

Holyoake Construction Limited seeks amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions that Holyoake Construction Limited wishes KDC to make to ensure the issues raised by Holyoake Construction Limited are dealt with are also contained in the attached document.

Holyoake Construction Limited wishes to be heard in support of this submission.

If others make a similar submission, Holyoake Construction Limited will consider presenting a joint case with them at a Hearing.

**Dene Holyoake**

**Holyoake Construction Limited**

## Submission on PDP

### 1.0 Introduction

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Holyoake Construction Limited (**Holyoake**) welcomes the opportunity to submit on the PDP, that was notified to the public on 28 April 2025.

The PDP is of particular interest to Holyoake, as landowners in Pouto, a coastal settlement south east of Dargaville in the Kaipara District. The site comprises 9.42ha of land and is held in two Records of Title, on Poutu Road (refer to **Figure 1**).

Holyoake acknowledges and appreciates the work that KDC has put into developing the PDP and is generally supportive of the approach to comprehensively review the District Plan. However, Holyoake considers that amendments are required to provide a more effective planning framework which better acknowledges and reflects the existing cadastral pattern within the surrounding rural environment, as well as recognises the need to provide more development capacity for housing land in and around the district's existing rural settlements.

This submission covers matters addressed by the PDP which Holyoake have an interest. Specific points of submission are detailed in **Attachment 1**, whilst general feedback with summarised submission points is detailed in Section 2 below.

## Submission on PDP



Figure 1: Holyoake Site of Interest (source: emaps)

## 2.0 General Feedback

### 2.1 Current Zoning

Currently, both sites are zoned as Rural under the Operative Kaipara District Plan (ODP) and are subject to the West Coast overlay and an area of significance to Māori as shown in **Figure 2** below.



## Submission on PDP



Figure 2: Holyoake Site identified in red (source: KDC ODP GIS)

### 2.2 Proposed Zoning

As proposed, both sites have been mapped as Rural Production Zone, and are located within the Coastal Environment (CE). The relevant proposed mapping is shown in **Figure 3** below. Specific points of submission with respect to site zoning and provisions are detailed in **Attachment 1**, whilst general feedback is detailed in Sections 2.2.1 and 2.2.2 below.

## Submission on PDP



**Figure 3: Holyoake Site identified in red – PDP Mapping (source: PDP)**

### 2.2.1 Rural Lifestyle Zone

The Rural Lifestyle Zone (**RLZ**) provides opportunities for people who seek a rural lifestyle to locate in more rural areas of the district, and is concentrated in appropriate locations, closer to urban areas and with good access to services and transport networks. The RLZ recognises that areas are suitable for further rural lifestyle development because they are already fragmented and are not anticipated to be needed for urban growth in the future.

Holyoake are generally supportive of the provisions within the RLZ; however, they do seek the following amendments:

- The addition of an equivalent policy to the 'Limited Communal Housing Opportunities' policy from the General Rural Zone (GRUZ-P6) in the RLZ to ensure there is provision for Papakainga housing within the RLZ; and

## Submission on PDP

- The addition of an equivalent rule to the 'Papakainga Housing' restricted discretionary rule from the General Rural Zone (GRUZ-R11) in the RLZ to ensure there is provision for Papakainga housing within the RLZ. Additionally, Holyoake are also seeking for matters of discretion a) and b) to be removed as they are not relevant or appropriate/necessary to manage effects / give effect to the policy.

### 2.2.2 Mapping

Pouto is located approximately 1 hour south-east of Dargaville. The surrounding locality is made up of several rural lifestyle properties, as well as several general residential properties and Pouto Marine Hall Campground at Pouto Point. The cadastral pattern reflects allotment sizes on the eastern side of Pouto Road range in size from 1,052m<sup>2</sup> to larger sites of approximately 20ha.

The proposed zoning for the surrounding area is a mix of Rural Zone, RLZ, Māori Purpose Zone and General Residential Zone with areas of Natural Open Space Zone and Open Space Zone. In Holyoake's view, the existing cadastral and development pattern, and combination of activities present in the area better reflects the RLZ.

While the land is classified as Land Use Capability 3 (**LUC-3**), it is not considered that the land is or will be suitable for primary production activities due to its small allotment size. It is also likely that this same argument was used to the properties at 6487 & 6513 Pouto Road which are zoned RLZ.

Related to this, on the 27 March 2025, the RMA reform Minister, Chris Bishop announced that the National Policy Statement on Highly Productive Land (**NPS-HPL**) will be amended to remove LUC-3 land from the definition of highly productive land. This is an attempt to open up land equivalent to the size of the Waikato region for greenfield housing development.

Based on the existing cadastral and development pattern of the area and taking into account the zoning framework proposed, and proposed amendments to the NPS-HPL, in Holyoake's view, it is considered that the subject site would best align with the RLZ framework. This would enable coherent and coordinated development of the locality, establish a cogent zoning pattern and is considered to be the most effective and efficient way in achieving the purpose of the RMA.

## 3.0 Conclusion

In conclusion, Holyoake seeks the following relief:

- (a) That Holyoake's general comments in Section 2.0 and specific feedback are addressed through decisions on the PDP and that the specific amendments sought in **Attachment 1** are made; and
- (b) Any further necessary consequential amendments required to achieve (a) above.

Holyoake looks 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.



# Willowridge Submission on PDP

## Attachment 1: Specific Submission Points on PDP

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
Part 3 – Area-Specific Matters				
Policies				
1	New Policy	Seek amendment	<p>There is currently no recognition or provision for Papakainga housing within the RLZ provisions in the PDP.</p> <p>Holyoake are seeking the inclusion of an equivalent policy to the ‘Limited Communal Housing Opportunities’ policy from the General Rural Zone (GRUZ-P6) within the RLZ. This will ensure that there is provision for Papakainga housing within the RLZ</p>	<p>Include a new policy as follows:</p> <p><u><i>“RLZ-P5 – Limited communal housing opportunities</i></u></p> <p><u><i>Provide for limited housing opportunities in the Rural Lifestyle Zone to enable people to live communally where:</i></u></p> <p><u><i>1. There is a clear relationship between Māori and their ancestral land where Papakainga housing is proposed; or</i></u></p> <p><u><i>2. Dwellings are limited in number and clustered to enable the balance of the title to remain in productive use; and</i></u></p> <p><u><i>3. Reverse sensitivity effects on primary production activities are avoided.”</i></u></p>

# Willowridge Submission on PDP

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
Rural Lifestyle Zone				
Rules				
2	New Rule	Seek amendment	<p>There is currently no recognition or provision for Papakainga housing within the RLZ provisions in the PDP.</p> <p>Holyoake are seeking the inclusion of an equivalent rule to the 'Papakainga Housing' restricted discretionary rule from the General Rural Zone (GRUZ-R11) within the RLZ. This will ensure that there is provision for Papakainga housing within the RLZ.</p> <p>Additionally, Holyoake are also seeking for matters of discretion a) and b) to be removed as they are not relevant or appropriate/necessary to manage effects / give effect to the policy.</p>	<p>Include a new rule as follows:</p> <p><b><u>"RLZ-RX – Papakāinga housing</u></b></p> <p><b><u>1. Activity status: Restricted Discretionary</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>a. The activity is undertaken on either:</u></b></p> <p><b><u>i. General title land owned by Māori as defined in Te Ture Whenua Māori Act 1993; or</u></b></p> <p><b><u>ii. Land transferred to an Iwi Trust or Authority under Treaty Settlement Legislation; or</u></b></p> <p><b><u>iii. Land that has been converted to Māori freehold land.</u></b></p> <p><b><u>2. Activity status when compliance not achieved: Discretionary</u></b></p> <p><b><u>3. Matters over which discretion is restricted:</u></b></p> <p><b><u>a. Demonstration of appropriate legal mechanism(s) to ensure</u></b></p>

# Willowridge Submission on PDP

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
				<p><u>that the land is maintained in Whānau ownership;</u></p> <p>b. <u>Impacts on the transport network and the safe design of site entry and exit;</u></p> <p>c. <u>Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight;</u></p> <p>d. <u>Landscaping to mitigate impacts on visual amenity values; and</u></p> <p>e. <u>Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects."</u></p>
Mapping				
3	Zoning	Seek amendment	<p>In Holyoake's view, and as outlined in the overall submission, it is considered that the subject site should be rezoned to Rural Lifestyle Zone for the following reasons:</p> <ul style="list-style-type: none"> <li>The existing cadastral pattern reflects smaller allotment sizes on the eastern side of Pouto Road, ranging in size from</li> </ul>	That KDC rezone the subject site to Rural Lifestyle Zone.

# Willowridge Submission on PDP

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>1,052m<sup>2</sup> to larger sites of approximately 20ha;</p> <ul style="list-style-type: none"><li>• The existing development pattern comprises several rural lifestyle properties, as well as several general residential properties; and</li><li>• The proposed amendments to the NPS-HPL to remove LUC-3 land from the definition of highly productive land is an attempt to open up land equivalent to the size of the Waikato region for greenfield housing development. The site comprises LUC-3 land, and the RLZ will therefore better reflect future development intentions for the subject site.</li></ul>	