

IN THE MATTER

of the Resource Management Act
1991 ("**the RMA**")

AND

IN THE MATTER

of a submission pursuant to Clause 6
of Schedule 1, of the RMA in respect
of the **Proposed Kaipara District
Plan**

SUBMISSION ON THE PROPOSED KAIPARA DISTRICT PLAN

To: District Plan Team
Kaipara District Council
Email: districtplanreview@kaipara.govt.nz

1. Details of entity making submission

Maungaturoto Gospel Trust ('the submitter')
C/- Reyburn and Bryant
Attention: David Johnson
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2. General Statement

- 2.1 Maungaturoto Gospel Trust ('the submitter') cannot gain an advantage in trade competition through this submission. It is directly affected by the plan change. The effects are not related to trade competition.

3. Background

- 3.1 The submitter owns a 7,604m² title at State Highway 12 (SH12) in the centre of Maungaturoto. The title is shown in **Figure 1** below.



Figure 1: Submitter land.

- 3.2 The legal description of the site is Lot 1 DP 379438. The title reference is RT 318697.
- 3.3 The submitter operates a 'Gospel Hall' on the site, which is defined as a 'Community Facility' under the Operative Kaipara District Plan and the Proposed Kaipara District Plan.
- 3.4 The site is accessed from SH12. It also has frontage to an unformed paper road at its southern end.
- 3.5 The property is currently zoned 'Residential' in the Operative Kaipara District Plan.
- 3.6 The Proposed Kaipara District Plan ('PKDP') proposes to rezone the site 'Commercial' (COMZ). The northern part of the site adjacent to SH12 is subject to a State Highway Noise Control Boundary.
- 3.7 The proposed new zones and overlay areas are shown in **Figure 2** below.

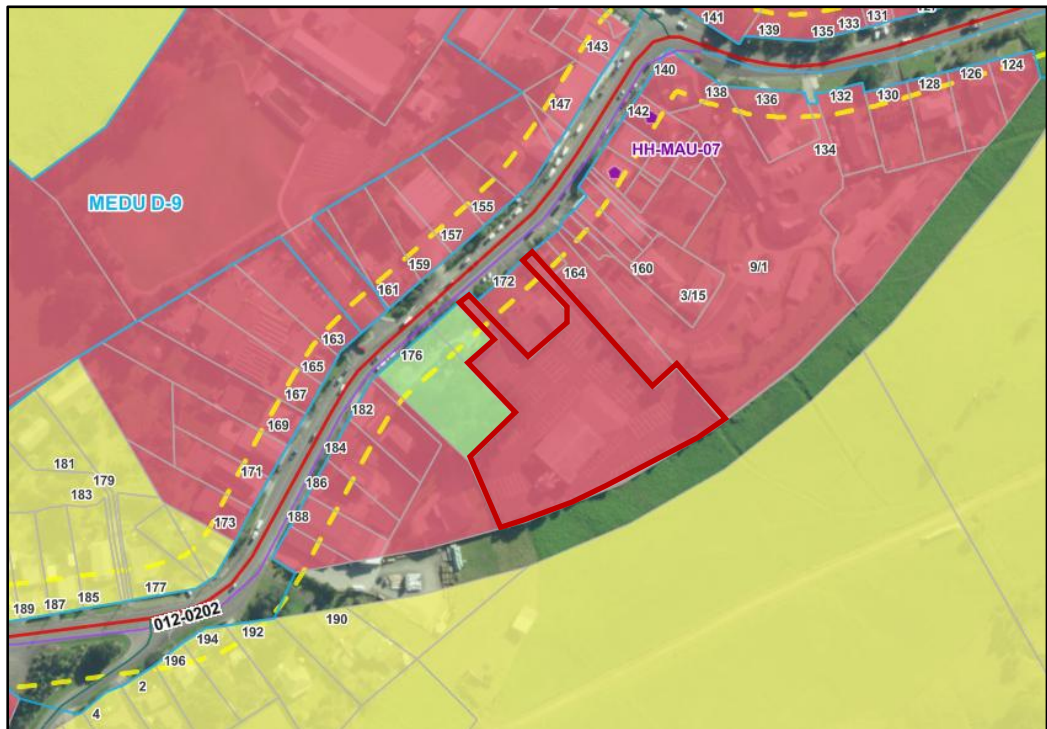


Figure 2: Proposed District Plan Zones and overlays (the COMZ is in pink, the State Highway Noise Control Boundary is in a yellow dashed line).

4. The specific provisions of the PKDP that this submission relates to are:

- 4.1 The zoning of the property and plan provisions related to the activity currently undertaken on the site.

5. Proposed zoning

Submission

- 5.1 The submitter supports the proposed rezoning of Lot 1 DP 379438 as COMZ.

Reasons for submission

- 5.2 Rezoning the site from 'Residential' under the Operative Kaipara District Plan to COMZ under the PKDP is the most effective and efficient zoning for the site. It provides for the existing activity whilst also recognising the proximity of the site to the Maungaturoto town centre and the associated commercial and community activities.

6. Related plan provisions

Submissions

- 6.1 The submitter supports the definition of a 'Community Facility' in the PKDP.

- 6.2 The submitter supports the permitted activity status for a 'Community Facility' under Rule COMZ-R5.
- 6.3 The submitter supports the objectives and policies in the COMZ that support the development of 'Community Facilities'. These include, but are not limited to, COMZ-O1 'Purpose of the zone', COMZ-P1 'Commercial centre hierarchy', and COMZ-P2 'Growth of commercial centres – intensification'.
- 6.4 The submitter supports the restricted discretionary activity status for a 'Community Facility' in the 'General Residential Zone' (GRZ) under Rule GRZ-R15 and the applicable matters of discretion under GRZ-MAT2.
- 6.5 The submitter supports the objectives and policies of the GRZ that support the development of 'Community Facilities' in the GRZ where they are compatible with residential activities. These include, but are not limited to, GRZ-O1 'Purpose of the Zone', GRZ-O5 'Amenity of Residential Zones', and GRZ-P5 'Community and neighbourhood activities'.

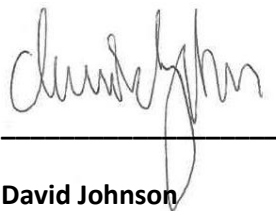
Reasons for submissions

- 6.6 Allowing 'Community Facilities' to be established as a permitted activity in the COMZ ensures that they are in an appropriate location surrounded by other commercial and community activities. It also provides a degree of separation from residential activities located in the GRZ.
- 6.7 Providing for 'Community Facilities' to be established in the GRZ as a restricted discretionary activity subject to compliance with the matters of discretion is the most effective and efficient way to manage these activities when they are positioned among residential activities. It recognises that some 'Community Facilities' (and other non-residential activities) can be located in the GRZ without resulting in adverse effects on residential activities whilst also providing a pathway for non-residential activities to be declined if they are not compatible with residential activities.

7. The submitter seeks the following decision by KDC:

- 7.1 Retain the zoning of Lot 1 DP 379438 as COMZ as notified; and
- 7.2 Retain the notified definition of a 'Community Facility'; and
- 7.3 Retain the permitted activity status for a 'Community Facility' in the COMZ under Rule COMZ-R5 as notified; and

- 7.4 Retain the objectives and policies in the COMZ that support the development of 'Community Facilities' as notified; and
 - 7.5 Retain the restricted discretionary activity status for a 'Community Facility' in the 'General Residential Zone' (GRZ) under Rule GRZ-R15 and the applicable matters of discretion under GRZ-MAT2 as notified; and
 - 7.6 Retain the objectives and policies of the GRZ that support the development of 'Community Facilities' in the GRZ where they are compatible with residential activities as notified; or
 - 7.7 Alternative relief with similar effect.
- 8. The submitter wishes to be heard in support of this submission.**



David Johnson

Planning Consultant

On behalf of the Maungaturoto Gospel Trust

Dated this 30th day of June 2025