

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: Eruera Toraki Nathan

Phone: 02102622576

Organisation: N/A

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

Email: erunathan@gmail.com

Postal address: 379D West Coast Road
Glen Eden, Auckland

Postcode: 0602

Address for service: name, email and postal address (if different from above):

As above, but please note that although I live in Auckland I have an ownership interest in Māori freehold land / Māori Purpose zoned land in the Kaipara District.

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:

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.

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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,

☐

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	
Part 3 - Area-specific matters Zones - Special Purpose Zones - Māori Purpose Zone	MPZ-R3 - Residential unit (excluding papakāinga housing and minor residential units)	Oppose (in full)	<p>This rule is overly restrictive and significantly more restrictive than the rule it replaces in the Operative Kaipara District Plan (Rule 15A.10.3a) - the operative rule effectively allows for one dwelling per 4ha of site area (uncapped), while this newly proposed rule allows only up to three dwellings maximum even on very large sites, which each requiring minimum 12-24ha of site area. This is a significantly more restrictive rule and discourages effective and efficient use of land. The reason that this rule has been made so much more restrictive in the proposed plan is unclear and seemingly unjustified, including in the Section 32 report. It is at odds with the same chapter's own policy MPZ-P1 which aims to enable activity. If the aim is to avoid effects on sites of significance to Māori, then scheduled sites and overlays are a more targeted and appropriate method of restricting development than blanket density limit type rules such as this one - and indeed there are many other such protections already included elsewhere in the Māori Purpose Zone section and other sections (such as the Sites and Areas of Significance to Māori section) of the Proposed District Plan. In summary, this rule change restricts rather than enables development and is not clearly justified or linked to any reason that this restriction is required and so should be loosened.</p>	<p>Rule MPZ-R3 should be amended to much more closely resemble Rule 15A.10.3a, especially in terms of the 'density control' element of the rule being restored to 4ha per dwelling rather than 12-24+, and in terms of there being no cap on the number of dwellings provided the site area per dwelling 'density control' is met. The current wording of Rule 15A.10.3a is however unclear and overly complicated, so while what is allowed by this rule should be emulated in Rule MPZ-R3 the drafting of this rule could be simplified and clarified.</p>

Add further pages as required – please initial any additional pages