

24/6/25.

Kaipara District Council

District plan submission

Good afternoon,

I am the owner of #334 State Highway 12, Maungaturoto. The district plan proposes to adjust the zoning of my property and the one adjacent to light industrial which I fully support. While there is an increase of land slated for a similar zone change in Kaiwaka and Maungaturoto, I feel it is very insufficient to attract new businesses to set up in the district. The KDC plan is to greatly increase residential zoning especially in Maungaturoto, which is excellent, but the district will also need a big increase in light industrial zoning to realise a significant increase in the town's population.

Kaipara district is ideally located and suitable to take advantage of a population moving north from Auckland with improved roading, infrastructure and potentially development of a major container port facility at Marsden Point. To exploit this opportunity, we will definitely need more industrial land and businesses provide jobs and so attract people.

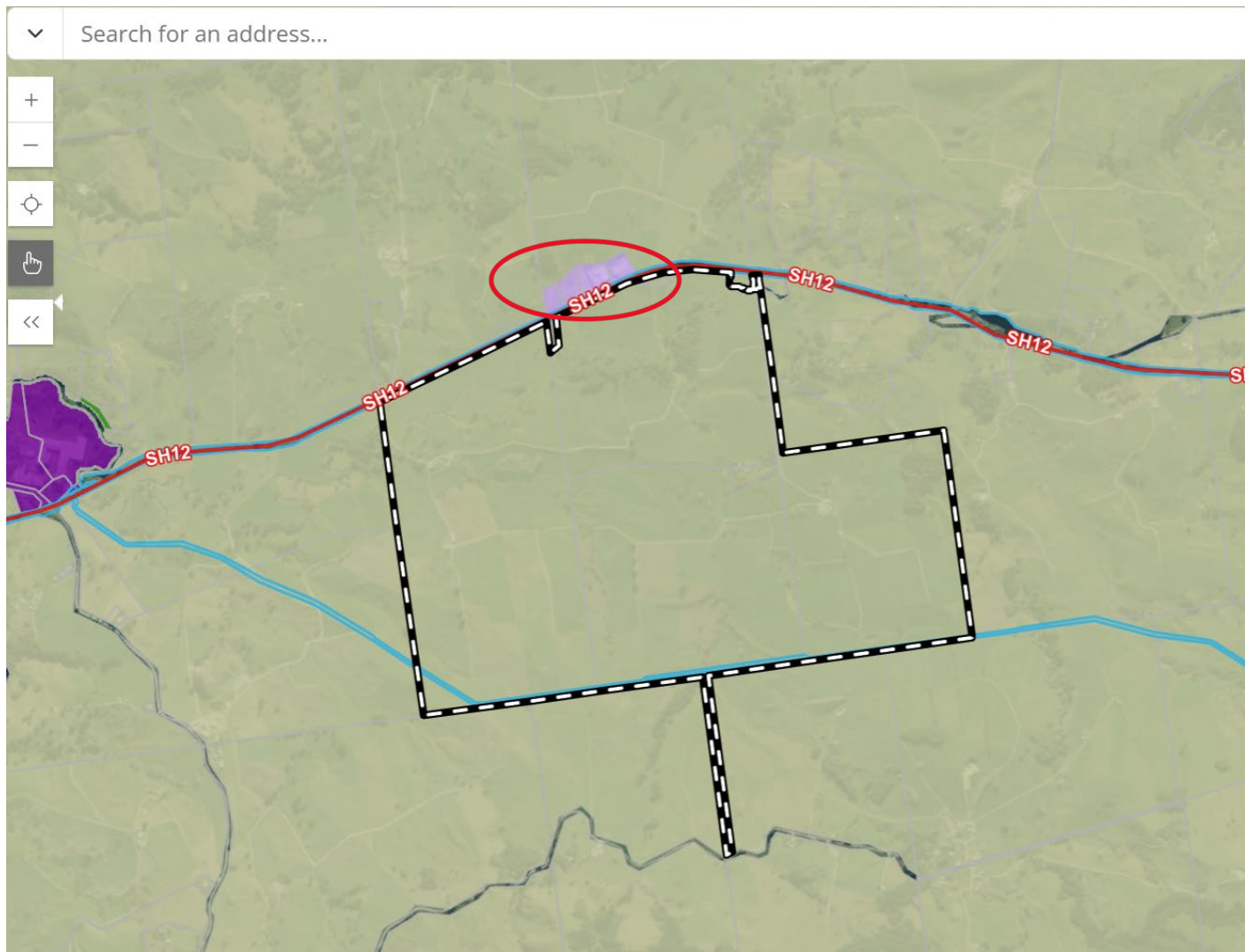
The property directly opposite 334 S.H 12 (across the highway in the dotted line screenshot below), is ideally located. With the upgrade to S.H. 12 that we will complete as part of the current development of #334, will have a central traffic turnoff lane as well as off/on ramps either side of the highway. The immediate area either side of S.H 12 is expected to be very close to the proposed future S.H 12/S.H 1 motorway interchange and so a very strategic location.

I propose that this property is also slated for a change to light industrial for the reasons stated above. I'm happy to answer any questions if required.

Kind regards

Jeff Wearmouth

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Existing proposed LI rezone in red circle

Suggested increased LI zoning aera within dotted lines