

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: Sarah Annette LUSTY

Phone: 02102019399

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

Email: SarahA.85@icloud.com

Postal address: 2056 State Highway 1, RD 2, Kaiwaka

Postcode: 0573

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: 29th June 2025

(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

(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	
Maps	General Rural Zone	Oppose in full.	See my reasons outlined on Page 1 (attached below).	I ask that Council amend the zoning for my property (being 2056, State Highway 1, Kaiwaka, 0573, LOT1 DP 85708 BLK III OTAMATEA SD) to General Residential Zone.
Zones/ Light Industrial Zones	LIZ-O3	Support in part.	See my reasons outlined on Page 2 (attached below).	I ask that Council find an alternative location for the Kaiwaka Light Industrial Zone. One that is more suited to managing the effects at the Light Industrial Zone boundaries
Zones/ Light Industrial Zones	LIZ-P3	Support in part	See my reasons outlined on Page 3 (attached below).	I ask that Council find an alternative location for the Kaiwaka Light Industrial Zone. One that better maintains the interface of adjoining or adjacent zones.
Strategic Direction/ Vision for Kaipara	SD-VK-O1 Wellbeing	Support in part	See my reasons outlined on Page 4 (attached below).	I ask that Council find an alternative location for the Kaiwaka LIZ. One that has our Kaiwaka's wellbeing at heart, moving the LIZ closer to the Northland Corridor makes sense.

Add further pages as required – please initial any additional pages

**Reason for Full Opposition to: Maps/ General Rural Zone/ LOT1 DP 85708
BLK III OTAMATEA SD**

The General Rural Zone does not reflect the current use of the property nor its size and close proximity to neighbours.

In addition, General Rural Zone is not included in LIZ-P3. This leaves (what is essentially a residential block of 5 houses) with reduced protection from the proposed adjoining/ adjacent Light Industrial Zone.

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Reason for partial support of: Zones/ Light Industrial Zones/ LIZ-03

I agree that managing the effects at the Light Industrial Zone boundaries is crucial, however I don't believe that this objective can be achieved with the location of the proposed Light Industrial Zone on the North side of Kaiwaka.

The (Waka Kotahi-owned) access way directly in front of LOT 2 DP 40591 provides vehicle access to 5 houses and a farm. This entry/ exit point is perilous at the best of times.

It is situated below a sharp blind corner to the north; in the middle of a passing lane; in a 100km/h speed zone and; poorly maintained by Waka Kotahi (maintenance is non-existent) meaning there is loose gravel on top of tarseal right at the entry/exit, often causing a loss of traction upon exit.

The addition of more driveways/ access ways (and large industrial vehicles pulling in and out) to contend with in this area, will cost lives.

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Reason for partial support of: Zones/ Light Industrial Zones/ LIZ-P3

Maintaining the interface of the adjoining zone is very important to me as a resident and taxpayer in an adjacent zone (LOT 1 DP 85708 BLK III OTAMATEA SD).

However I feel that the proposed location of the Light Industrial Zone will not maintain the natural characteristics (refer to *amenity value* definition in LIZ-P3) of the area surrounding my home (refer to *sensitive activities- b)residential activity* in LIZ-P3).

Fields and trees will be replaced with: concrete, tarseal, metal; structures and buildings that are poitentially up to 15 metres high (Refer to LIZ-S1).

Buildings are of particular concern as part of the relevant land (directly opposite the road from my property) is significantly higher than the land my property is on.

Not only will buildings and industry replace our peaceful, rural outlook, but these will sit significantly higher than my property, making it difficult to block out the view of these buildings (even with the addition of fences or tall plantings to my property).

Also of concern is the lack of any sort of visual/ spatial buffer between the Light Industrial Zone and LOT 2 DP 40591. This will create another eye-sore from my property and will therefore not maintain the natural characteristics of adjoining zones.



**Reason for partial support of: Strategic Direction/ Vision for Kaipara/
SD-VK-O1**

I absolutely agree that wellbeing must be at the heart of any planning decisions made. However, I am particularly concerned about how the proposed location of the Light Industrial Zone in Kaiwaka will have a detrimental effect on the people (particularly our tamariki and rangatahi) of Kaiwaka.

It seems that with the shifting location (now confirmed) of the Northland Corridor to the East of Kaiwaka (rather than to the West as was originally envisioned) there was a chance to adapt our vision as to what this might mean for Kaiwaka. It is disappointing that this seems to have had no bearing on the proposed location of the Light Industrial Zone in Kaiwaka. As a parent I'm concerned for my children's safety and wellbeing.

We will now be in a situation where industrial vehicles will be leaving the Northland Corridor at an interchange presumably somewhere East of Kaiwaka then travelling along Kaiwaka-Mangawhai Road (a road that is already key to our local children's bus routes) to the Light Industrial Zone. They will need to go directly past: the local Primary school; an early childhood centre; a popular Playground and; the local Four Square shop- popular with local high school students (as they disembark their school bus right outside).

I fail to see how increased (industrial) traffic along this portion of Kaiwaka- Mangawhai road ensures the wellbeing of our tamariki and rangatahi. Their safety has not been prioritised. Moving the Light Industrial Zone closer to the east/ towards the Northland Corridor makes more sense and I'm really surprised that this was overlooked.

