



Kaipara te Orangahui - Two Oceans Two Harbours

LATE SUBMISSION: Received by KDC on 3 July 2025

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Date received:

Submitter ID:

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: *Marlene Calder*

Phone: *0211841556*

Organisation:

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

Email: *mmcalder@hotmail.com*

Postal address: *12 Alcemene Lane RD 7
Baylys Beach Dargaville*

Postcode: *0377*

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:

3/7/25

(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

30 June 2025

Submission for Marlene Calder, 12 Alcemene Lane

1. This is an addendum document in support of the submission of Marlene Calder.
2. General Residential Zone
 - a. I support the zoning of 12 Alcemene Lane, Baylys Beach as General Residential Zone
 - b. I seek that this zoning be retained for this property.
 - c. I support the rule GRZ-R3 a – d, and that locations not served by a reticulated wastewater system are only allowed 1 dwelling per 2000m² of net site area.
 - d. I support the definition of 'reticulated' as used in this rule, to only refer to wastewater networks managed by network utility operators.
3. Future development and growth of Baylys Beach.
 - a. My property backs on to land earmarked for growth (Gillespie Farm), as an extension to the Sunset West subdivision.
 - b. I acknowledge that some growth will happen at some stage, like in other areas of Kaipara, such as in Dargaville, Mangawhai, Kaiwaka, and Maungaturoto. I recall these areas being indicated when the Council carried out spatial planning work a few years ago.
 - c. However, the suitability for the proposed rezoned part of Gillespie Farm was not properly tested in that spatial planning work. In addition to services, this land experienced flooding in recent years and this needs to be addressed. This spatial planning work also suggested a road through my property (see picture below from the spatial planning work) and this appears to be rather fanciful.
 - d. I seek that instead of being zoned as residential, it is flagged up in the District Plan for future growth (e.g. Future Urban Zone), and can only be rezoned through a subsequent change to the District Plan. This provides certainty to the landowner and to the Baylys Beach community, and the landowner can then demonstrate how the land could be developed as residential (e.g where roads could go, capacity for local wastewater and stormwater services, managing flooding).



Meagan Walters

From: Andrew Calder <andrewgcalder@hotmail.com>
Sent: Thursday, 3 July 2025 8:38 am
To: District Plan Review
Cc: Folks Calder
Subject: Late submission on Proposed Kaipara District Plan
Attachments: Scan03072025.pdf; Kaipara PDP Marlene Calder Submission.pdf; FW: Feedback on the Exposure Draft Kaipara District Plan

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi there,
Please find attached a submission on behalf of Marlene Calder. Due to a communication error, it was not submitted by the close of business on 30 June (this Monday just been, three working days ago).

Under the RMA, the Council has the ability to consider late submissions, in terms of s37-37A, and in light of these provisions, it is considered that accepting Mrs Calder's late submission will not prejudice the interests of any other party, does not provide her with any advantage over any other person and will not unreasonably delay the plan review process.

Can you please acknowledge receipt of this submission? I also note that typically decision on accepting late submissions is not made until the hearing stage, but if there is any scope to provide that earlier, that would be greatly appreciated. Please also note that late feedback was also provided on the Exposure draft (email acknowledgement attached), so the timeliness is improving :).

Thanks kindly,

Andy Calder
(On behalf of Marlene Calder, cc;d).