

Submission on the Proposed Kaipara District Plan

Submitter: Chardor Global Investments Limited

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Submission Reference – PDP Light and Large Lot

1. Introduction

This submission is made in relation to the Proposed Kaipara District Plan notified by the Kaipara District Council. The submitter opposes the proposed zoning of **Light Industrial** land along **State Highway 14 (SH14)** extending east of the Dargaville township on both sides of SH14.

2. Specific Zoning Provisions Opposed

The submitter opposes the application of **Light Industrial Zoning** to the following areas along SH14:

- **South side of SH14:** From approximately **5424 to 5480 SH14**; and
 - **North side of SH14:** From approximately **5417 SH14 to the Owaho Point East Road intersection**.
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3. Reasons for the Submission

The submitter's objections are based on the following reasons:

- **Lack of demonstrated demand:** The recent **light industrial zoning at the Dargaville Racecourse** (Tripartite) site already provides for anticipated demand for light industrial land in the locality, as envisaged in recent spatial planning documents. The proposed SH14 extension is therefore unnecessary and risks over-zoning.
- **Inconsistency with spatial planning direction:** While the spatial plan does not specify the Racecourse site, it identifies a consolidated approach to industrial expansion. The Racecourse area now fulfils this function. The proposed SH14 light industrial extension runs counter to the strategic preference for **compact, efficient, and appropriately located growth**.
- **Ribbon development and inefficient land use:** Extending light industrial zoning in a linear fashion along SH14 is a classic example of ribbon development. It is **inefficient**, inconsistent with **good urban design principles**, and may create **adverse visual and traffic effects** along a key transport corridor.
- **Infrastructure inefficiency:** Extending services and transport capacity to accommodate new dispersed industrial activity is **not cost-effective**. The Racecourse area can be developed more efficiently from an infrastructure servicing perspective.

- **Potential conflicts with rural land use and landscape values:** The SH14 corridor includes areas of existing rural land use and landscape character which are **incompatible with industrial expansion**. Rezoning may result in fragmentation and reverse sensitivity effects.
 - **There are flooding issues**
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4. Relief Sought

The submitter seeks the following relief from the Proposed District Plan:

1. **Remove** the proposed Light Industrial Zoning from:
 - 5424 to 5480 SH14 (south side), and
 - 5417 SH14 to the Owaho Point East Road corner (north side).
 2. **Retain** the current zoning of these areas (e.g., Rural or equivalent zone) under the Proposed Plan).
 3. **Acknowledge** within the planning documents that the recently rezoned **Dargaville Racecourse light industrial area** sufficiently provides for foreseeable industrial land needs in accordance with the direction of the spatial planning processes.
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5. Hearing

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

Signature:

Consultus Limited – Authorised agent
27 June 2025