



Kaipara te Orangahui • Two Oceans Two Harbours

Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 24/06/2025

Submission Reference Number #:55

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

Kevin and Fiona Brljevic

Contact person and address for service:

Will Clarke

Saddleback Planning Limited

150 Karangahape Road Ironbank Building, Unit 302 Auckland Central 1010

New Zealand

Electronic address for service: will@saddleback.nz

Attachments:

FINAL_Submission on 49 Whakapirau Road.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

Submission points

Point 55.1

Address:

49 Whakapirau Road, Maungaturoto

Submission:

The Submitters support the re-zoning of land for industrial purposes, however, their property (49 Whakapirau Road) will have split zoning under the proposed district plan which they wish to be amended. See attached document for full explanation.

Relief sought

The Submitters request that the entirety of their property is rezoned for industrial purposes. See attached document for full explanation.



Submission on Heavy Industrial Zoning in Maungatūroto

Proposed Kaipara District Plan

Submission prepared for:

Kevin and Fiona Brljevič (49 Whakapirau Road)

24 June 2025

Introduction

This submission has been prepared by Saddleback Planning Limited on behalf of Kevin and Fiona Brljevič ('the Submitters') who own and occupy 49 Whakapirau Road, Maungatūroto. They wish to submit on the Proposed Kaipara District Plan, and in particular, the decision to re-zone part of their property to the Heavy Industrial Zone.

The Submitters support the additional provision of industrial land; however, they request that their whole site be re-zoned for industrial activities.

The Submitters are not a trade competitor of the Applicant for the purposes of section 308B of the Resource Management Act 1991 (RMA) and could not gain an advantage in trade competition through this submission.

The Submitters wish to be heard in support of their submission and are willing to consider presenting with others.

The Submitters wish to make the following comments:

Site Description

The Site is currently operating as a farm and comprises three adjoining lots: Part Lot 1 DP 12683 (1.2ha), Lot 4 DP 154353 (2.4ha) and Section 4 SO 493195 (49 Whakapirau Road) (50.6ha). Collectively, they are referred to as 49 Whakapirau Road or 'the Site' and the total area is 54.2ha.



Appropriateness of Industrial Zoning in this Location

The s32 assessment for 'Industrial Zones' outlines that there is a "need for new and/or intensified industrial areas to be appropriately serviced with both network infrastructure and community facilities to meet the needs of the community".

In the Spatial Plan for Maungatūroto, it is planned to enable new industrial land on existing rural zoned land within the 'Railway Village' neighbourhood with a total potential yield of 76ha. The Site is located within the 'Railway Village' and in close proximity to rail infrastructure as well as the town centre, making it a valuable location for industrial activities.

However, the Site has only been partially re-zoned under the Proposed Plan Change. The Submitters request that the entirety of their 54.2ha site is re-zoned. The reasons for this are:

- The Site offers a unique opportunity to provide for nearly 75% of the desired industrial land (as set out in the Spatial Plan) under one land ownership. This provides benefits in as the industrial land will be available in one large continuous parcel with fewer tenure issues. No other site within the 'Railway Village' can offer as much industrial land within one parcel as the Site.
- Industrial zoning is proposed for a range of sites along State Highway 12 (northern frontage) that are currently zoned Residential under the Operative District Plan. These sites include a row of six former railway worked cottages which are heritage buildings under the District Plan. Incorporating industrial activities in this space alongside residential heritage elements may be difficult to manage, and the Site offers a superior alternative.
- The line between Heavy Industrial Zone and Rural Zone on the Site appears to be arbitrarily drawn and reduces both the industrial and rural capacity of the Site if it remains as proposed. It is requested that the re-zoning applies to the entire site. This would provide greater clarity to the Submitter and ensure that the site can be utilised for one clear purpose in the future.

Infrastructure and Services

Whilst the Submitter supports the re-zoning, they would like to understand implications of a new rating assessment if the land is re-zoned to Heavy Industry. The re-zoned land currently has no services so it will not attract industrial development until services are available to the site. Therefore, the Submitter's support of the re-zoning is contingent on their being no material increase in rates until services are available to the site.

Consultation

The Submitters would like to be consulted with further on the proposed re-zoning. They are in support of the proposed re-zoning and would like to work proactively with Council to achieve the requested re-zoning of the entirety of their site.



Kind regards,

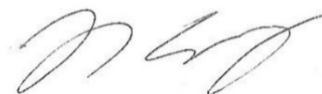
Author

A handwritten signature in black ink, appearing to read 'Will Clarke'.

Will Clarke
B.Urb Plan

Planner
Saddleback

Reviewer

A handwritten signature in black ink, appearing to read 'Joe Gray'.

Joe Gray
BEM, MRP (Hons)

Principal Planner
Saddleback