



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: 30/06/2025

Submission Reference Number #:76

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

Submitter:

Huband Contractors Limited

Contact person and address for service:

Rayya Ali
Easdale Surveyors and Planners
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New Zealand

Electronic address for service: rayya@easdale.nz

Attachments:

2088 Paparoa Valley Road - Submission to Kaipara District Plan.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

- N/A

Submission points

Point 76.1

Address:

2088 Paparoa Valley Road, Paparoa

Submission:

2088 Paparoa Valley Road is currently zoned Rural lifestyle. This site is an existing light industrial property owned and operated by Huband's Contractors, and the rural lifestyle zone is not appropriate. The zoning should be Light Industrial Zone.

Relief sought

Amend zoning of property 2088 Paparoa Valley from Rural lifestyle zone to Light Industrial Zone. Refer to Figure 1 above.

Point 76.2

Section: Light Industrial Zone

Sub-section: Objectives

Provision:

LIZ-O1 Purpose of the zone

Support / Amend / Oppose: Support

Submission:

We support the objective as it aligns with Huband Contracting operations and enables industrial growth in the region.

Relief sought

None

Point 76.3

Section: Light Industrial Zone

Sub-section: Policies

Provision:

LIZ-P1 Sufficient land supply

Support / Amend / Oppose: Support

Submission:

The provision supports a wide range of activities suitable for our operations and is consistent with the zones purpose.

Relief sought

None

Point 76.4

Section: Light Industrial Zone

Sub-section: Rules

Provision:

LIZ-R4	Ancillary retail and office activity
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Support / Amend / Oppose: Amend

Submission:

Support in Part – While the provisions allow for ancillary retail and office activity, we oppose the default activity status being Discretionary for ancillary retail and office activities that exceed the 250m² threshold. There may be instances where sites can comfortably accommodate larger floor areas without compromising the function or character of the zone. A more enabling activity status (e.g., Restricted Discretionary) would be more appropriate in such cases, subject to relevant assessment criteria.

Relief sought

Amend the non-compliance activity status to Controlled or Restricted Discretionary Activity to provide a more proportionate response that still enable appropriate assessment and control.

Point 76.5

Section: Light Industrial Zone

Sub-section: Rules

Provision:

LIZ-R6	Wholesalers, trade supply and yard-based retail
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Support / Amend / Oppose: Amend

Submission:

Support in Part - The core intent of the Light Industrial Zone is to accommodate a broad range of industrial and supporting activities. While the provisions permit ancillary retail and office activities within buildings up to 250m² GFA, any exceedance defaults to a Discretionary Activity status. We oppose this restrictive activity status, as it places unnecessary constraints on sites that can comfortably accommodate larger buildings. We recommend that non-compliance with the GFA threshold instead be classified as a Restricted Discretionary Activity, enabling appropriate assessment without unduly limiting development potential aligned with the purpose of the zone.

Relief sought

Amend the non-compliance activity status to a Controlled or Restricted Discretionary Activity.

Point 76.6

Section: Light Industrial Zone

Sub-section: Standards

Provision:

LIZ-S4	Building setbacks from road boundaries
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Support / Amend / Oppose: Amend

Submission:

Support in Part - Landscaping requirements should be balanced to support industrial functionality and not reduce usable land area. We support the intention of the landscaping provision to manage visual amenity and interface effects between Light Industrial activities and more sensitive zones. However, we request amendments to allow greater flexibility for industrial operators while still maintaining appropriate site screening and amenity outcomes.

Relief sought

Reduce the minimum depth of the landscape strip from 2m to 1.5m, particularly along internal road boundaries or where site constraints limit available space. Allow for alternative screening measures, such as fencing, earth bunding, or other form of screening, to be considered in place of full vegetative screening where appropriate.

Clarify that the landscaping requirement applies only where a Light Industrial zone directly adjoins a more sensitive zone (i.e., shared boundary), not where zones are separated by roads or other buffers.

25 June 2025

Submission to Proposed Kaipara District Plan
Kaipara District Council
District Plan Team,
Private Bag 1001,
Dargaville 0340.

Sent via email to: districtplanreview@kaipara.govt.nz

Submission on Proposed Kaipara District Plan 2025 in accordance with Clause 6 of Schedule 1, Resource Management Act 1991

Introduction

Thank you for the opportunity to make a submission on the Proposed Kaipara District Plan (PKDP).

This submission is lodged by Easdale Surveyors and Planners on behalf of Huband Contractors Limited (HCL), a long-standing and locally owned civil contracting business operating from 2088 Paparoa Valley Road, Paparoa.

HCL seeks a zoning change of its site and adjoining properties from Rural Lifestyle Zone to Light Industrial Zone to better reflect current and future land use needs.

This submission addresses:

- Rezoning of 2088 Paparoa Valley Road (and neighbouring sites at 2074 and 2078 Paparoa Valley Road);
- Opportunities to increase provision for commercial and light industrial activities in the district; and
- The need to support projected residential growth through complementary employment and service-based land uses.

About Huband Contractors Limited (HCL)

HCL is a locally established business that has operated from Paparoa for over 40 years, providing essential contracting services including earthworks, drainage, roading, siteworks, yard supply and water delivery across the Kaipara, Whangārei, Rodney, and Far North districts.

The business plays a critical role in supporting both infrastructure and development needs within the district and forms an integral part of the Paparoa community and its economic base.

HCL has been actively engaged with Kaipara District Council through previous consultation processes, including the Draft Sub-Regional Spatial Plan and Exposure Draft of the District Plan.

Description of Site and Current Use

The subject site at 2088 Paparoa Valley Road is currently utilised as a depot and operations yard for HCL. The site includes:

- Storage and maintenance facilities for contracting trucks and heavy machinery.
- Ancillary office space and associated operational buildings.
- Large areas of open yard for operations and materials.

Access to the site is provided from Paparoa Valley Road via a formed accessway along the southern boundary.

The eastern portion of the site contains the main buildings and infrastructure, while the western portion accommodates yard-based operations. Aerial imagery and zoning maps are attached to this submission (refer to Figure 1 and Figure 2).

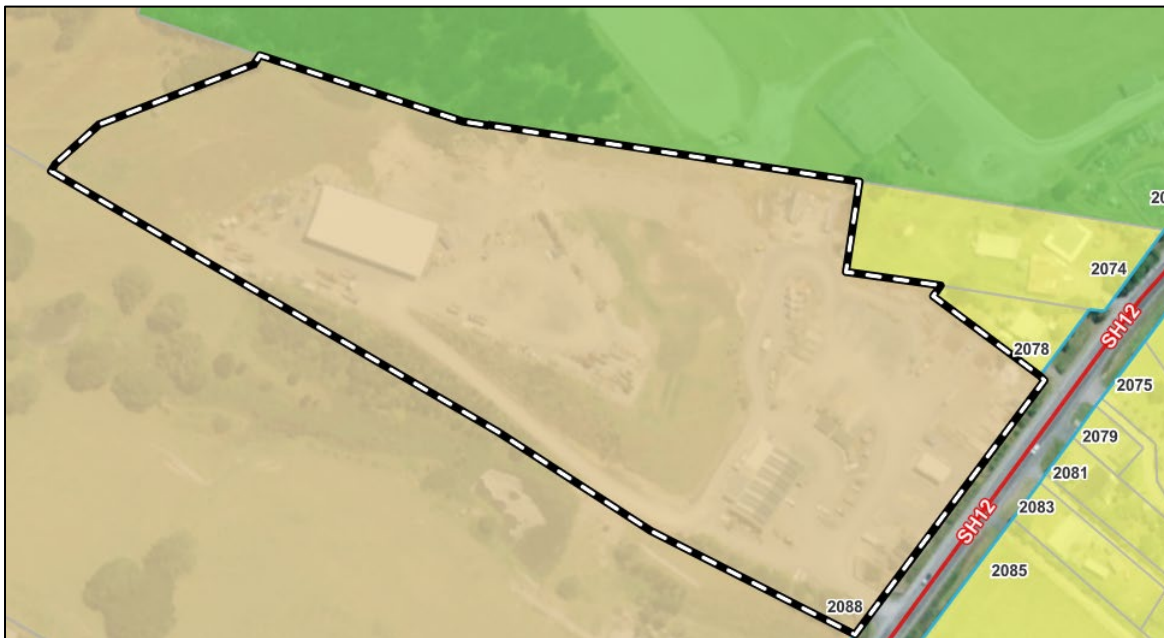


Figure 1: Zoning of the site under the Proposed Kaipara District Plan (source: KDC Proposed District Plan maps)



Figure 2: Aerial view of the site including adjoining neighbouring sites at 2074 and 2078 Paparoa Valley Road.

The existing use of the site aligns more closely with the definition of Light Industrial Activities under the PKDP, which states *activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods*. It includes any ancillary activity to the industrial activity. Trade and yard-based retailing forming part of this intention.

The activities on site and does not reflect the typical expectations of the Rural Lifestyle Zone, which prioritises low-density rural living and lifestyle development.

Relief Sought

This submission seeks to rezone the site at 2088 Paparoa Valley Road from Rural Lifestyle Zone to Light Industrial Zone. This request is also extended to include adjoining sites at 2074 and 2078 Paparoa Valley Road, as identified in Figure 2, where industrial and contracting operations will be further expanded.

The proposed zoning change will:

- Recognise and legitimise the long-standing industrial use of the site.
- Provide certainty for the ongoing operation and future growth of HCL.
- Enable better alignment between zoning provisions and on-the-ground activities.
- Avoid future consenting issues and potential non-compliances.
- Support the objectives of economic resilience and employment growth for the Kaipara District.

Strategic Justification

This submission is consistent with the strategic intent of the PKDP and broader economic development goals of Kaipara District.

The current zoning:

- Does not provide an enabling framework for HCL's industrial operations.
- Limits the ability of an essential local business to grow and diversify.
- Does not reflect the real land use character of the site.

A zoning change would support more efficient land use patterns by formalising an existing industrial node, while also protecting the integrity of surrounding land uses through appropriate setbacks, landscaping, and operational controls.

In addition, with the PKDP's emphasis on enabling greater residential development, it is essential that sufficient land is provided for local jobs, services, and industrial support. A well-integrated supply of employment-zoned land is crucial for the long-term sustainability of the district's growing communities.

Additional Comments

HCL supports Submission No. 52 to the PKDP, which recommends a zoning change at 2088 Paparoa Valley Road, but notes that the preferred zoning is Light Industrial, not an alternative zone.

A summary of other PKDP provisions supported or opposed by HCL is provided in Table 1 (attached), along with suggested wording amendments.

HCL is committed to working constructively with Council to refine the zoning and policy settings and ensure they reflect current land use realities and support Kaipara's long-term growth strategy.

Decision Sought

HCL submits that the Proposed Kaipara District Plan, as currently drafted, does not adequately provide for established industrial operations at Paparoa Valley Road.

Accordingly, we request that Council:

- Amend the zoning of 2088, 2074, and 2078 Paparoa Valley Road from Rural Lifestyle Zone to Light Industrial Zone.
- Make any consequential amendments necessary to give effect to the rezoning.
- Consider the submission points and proposed amendments outlined in **Table 1**.

We welcome the opportunity to further engage with Council as part of the District Plan review process.

Kind regards,



Rayya Ali
Business Lead and Principal Planner
Easdale Surveyors and Planners

Table 1: Summary of PKDP submission with recommended amendments by HCL.

No.	Chapter / Appendix / Schedule / Maps	Objective / Policy / Rule / Standard / Overlay	Oppose / Support	Reasons	Decision Sought
1	Map	Zone	Amend	2088 Paparoa Valley Road is currently zoned Rural lifestyle. This site is an existing light industrial property owned and operated by Huband's Contractors, and the rural lifestyle zone is not appropriate. This zoning should be Light Industrial Zone.	Amend zoning of property 2088 Paparoa Valley from Rural lifestyle zone to Light Industrial Zone. Refer to Figure 1 above.
2	Light Industrial Zone	LIZ – O1	Support	We support the objective as it aligns with Huband Contracting operations and enables industrial growth in the region.	None
3	Light Industrial Zone	LIZ – P1	Support	The provision supports a wide range of activities suitable for our operations and is consistent with the zones purpose.	None
4	Light Industrial Zone	LIZ – R4	Support in Part	Support in Part – While the provisions allow for ancillary retail and office activity, we oppose the default activity status being Discretionary for ancillary retail and office activities that exceed the 250m ² threshold. There may be instances where sites can comfortably accommodate larger floor areas without compromising the function or	Amend the non-compliance activity status to Controlled or Restricted Discretionary Activity to provide a more proportionate response that still enable appropriate assessment and control.

				character of the zone. A more enabling activity status (e.g., Restricted Discretionary) would be more appropriate in such cases, subject to relevant assessment criteria.	
5	Light Industrial Zone	LIZ – R6	Support in Part	The core intent of the Light Industrial Zone is to accommodate a broad range of industrial and supporting activities. While the provisions permit ancillary retail and office activities within buildings up to 250m ² GFA, any exceedance defaults to a Discretionary Activity status. We oppose this restrictive activity status, as it places unnecessary constraints on sites that can comfortably accommodate larger buildings. We recommend that non-compliance with the GFA threshold instead be classified as a Restricted Discretionary Activity, enabling appropriate assessment without unduly limiting development potential aligned with the purpose of the zone.	Amend the non-compliance activity status to a Controlled or Restricted Discretionary Activity.
6	Light Industrial Zone	LIZ – S4	Support in Part	Landscaping requirements should be balanced to support industrial functionality and not reduce usable land area.	Reduce the minimum depth of the landscape strip from 2m to 1.5m, particularly along internal road

				<p>We support the intention of the landscaping provision to manage visual amenity and interface effects between Light Industrial activities and more sensitive zones. However, we request amendments to allow greater flexibility for industrial operators while still maintaining appropriate site screening and amenity outcomes.</p>	<p>boundaries or where site constraints limit available space.</p> <p>Allow for alternative screening measures, such as fencing, earth bunding, or other form of screening, to be considered in place of full vegetative screening where appropriate.</p> <p>Clarify that the landscaping requirement applies only where a Light Industrial zone directly adjoins a more sensitive zone (i.e., shared boundary), not where zones are separated by roads or other buffers.</p> <p>Provide discretion for Council to waive or modify the requirement based on site-specific context, existing vegetation, or functional layout of the site.</p>
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