
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: 29/06/2025

Submission Reference Number #:88

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

Submitter:

James Diamond

Contact person and address for service:

James Diamond
843 Baylys Coast road Baylys Beach 0377
New Zealand

Electronic address for service: JAMES@DIAMONDLAW.COM.AU

Attachments:

BAYLYS SUBMISSIONS 20250629.pdf

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I wish to be heard: Yes

I am willing to present a joint case: No

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 88.1

Address:

33 Ripiro Drive, Baylys Beach

Mapping layer:
General residential zone

Submission:

29 June 2025

Attention: Kaipara district council

RE: BAYLYS BEACH REZONING SUBMISSIONS

Purpose

The primary objective of these submissions is to provide support for the rezoning of designated lands from rural to residential in the Baylys Beach area. This strategic change aims to accommodate and foster sustainable growth, enhance community development, and contribute to the economic vitality of the region.

This is broadly summarised in the following manner:

Addressing Housing Demand: With an increasing population and heightened demand for residential properties, rezoning will provide the necessary infrastructure to develop new housing options, ensuring an adequate supply of homes for current and future residents.

Enhancing Community Infrastructure: The transition from rural to residential zoning will catalyze improvements in local amenities and infrastructure, such as roads, utilities, and community services, thereby improving the overall quality of life for residents. Including water and septic services.

Environmental Considerations: The submissions include a commitment to sustainable development practices that protect and preserve the area's natural beauty. Strategies such as green building practices and conservation of key environmental areas will be integral to the plan.

Economic Growth and Employment Opportunities: By expanding residential and commercial areas, the proposed rezoning will attract new businesses and services, leading to increased local employment opportunities and stimulating economic growth in Baylys Beach and the surrounding regions. At the date of these submission there is minimal to no jobs in the Baylys Beach community. There is one shop, there are no petrol stations, grocery services or any industrial property.

Community and Stakeholder Engagement: Active engagement with local residents and stakeholders is a cornerstone of these submissions, ensuring that future development plans align with community values and needs. Feedback and collaboration will be sought throughout any application process.

By ushering in this rezoning initiative, our vision is to create a thriving, inclusive, and sustainable community that will benefit current residents and future generations alike.

The Current District Plan

The land is currently zoned 'Rural' in the Operative Kaipara District Plan, see [Figure 1](#) below:





Figure 1: Kaipara District Plan Zonings (Source: KDC GIS maps)

This zone covers rural land within the district.

Proposed District Plan

We understand that Council have released their draft Kaipara district plan and note the below image as the current proposed district plan with zoning proposed changes:



Figure 2: Exposure Draft Kaipara District Plan (Source: KDC isoplan)

Property Boundaries of the area of proposed rezoning

We note that:

1. LOT 2 DP 145228 BLK XIII KAIHU SD;
2. LOT 3 DP 202465;
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Are all owned by the same entity, we note that the property better known as LOT 1 DP 145228 BLK XIII KAIHU SD, is sandwiched between LOT 2 DP 145228 BLK XIII KAIHU SD and LOT 3 DP 202465, and is essentially a small subdivision of as LOT 1 DP 145228 BLK XIII KAIHU SD. We note the owner of this smaller 1,200 square metre block is not related to the owner of the other blocks.

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Land Use

We note the Ministry for the Environment is currently calling for feedback on proposals to change and inform development of the national direction under the resource management system, this includes Amendments to the National Policy Statement for Highly Productive Land and we note that the Primary Sector webinar was hosted on Wednesday 11 June 2025. We note that this webinar had a total of 16 speakers and discussed the primary sector in details. The following extracts have been sourced from government mapping tools online.

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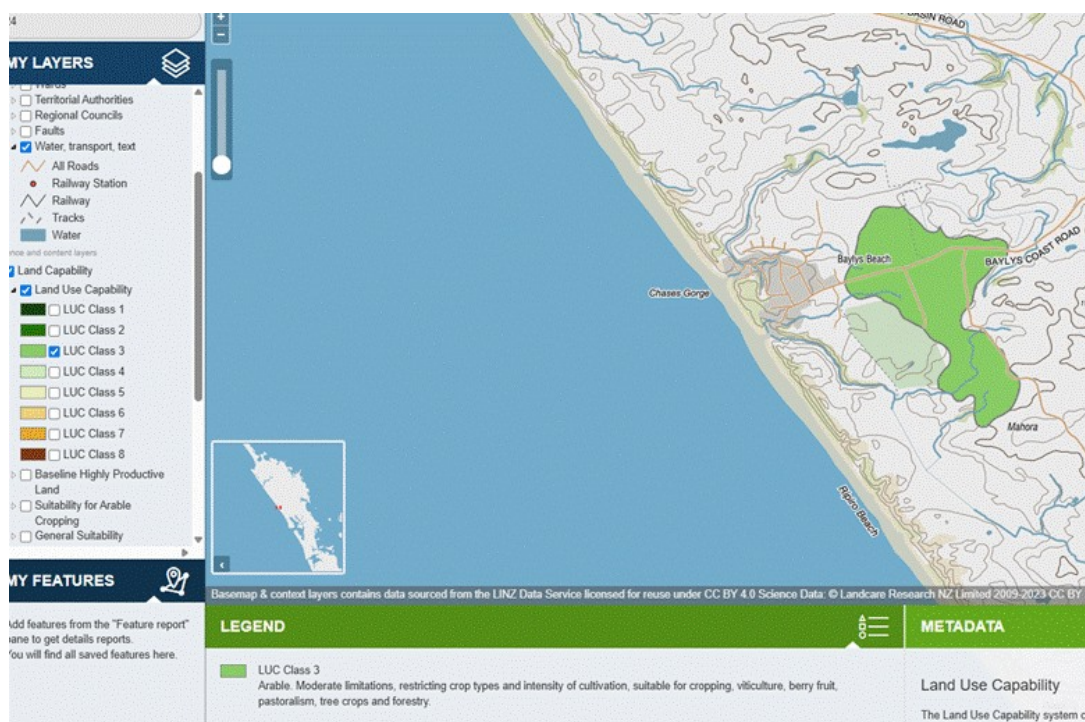




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What is of interest and to what these submissions draw attention to are the following extracts.

The following extract as the 'Land Use Capability – LUC Class 3' filter applied. As you can see there is a zone of 'Land Use Capability – LUC Class 3' filter that spreads over, what we believe to be LOT 2 DP 145228 BLK XIII KAIHU SD and LOT 3 DP 202465 but also the Northern Wairoa Golf Club.

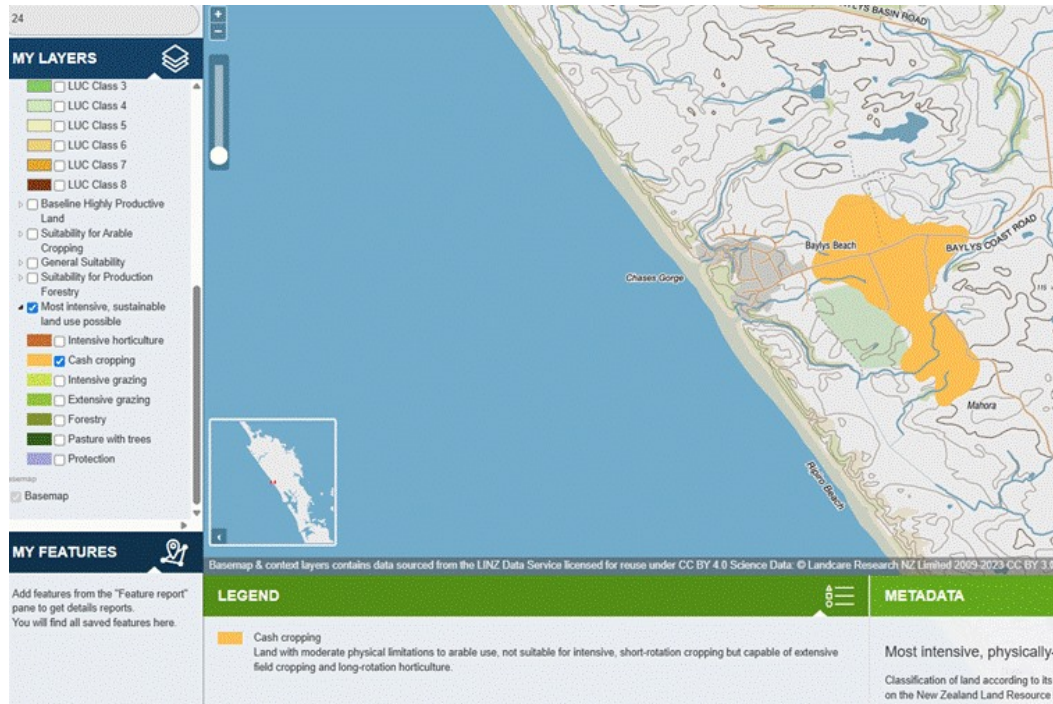


We note that the 'Land Use Capability – LUC Class 3' is defined as:

Moderate limitations, restricting crop types and intensity of cultivation, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and

forestry.

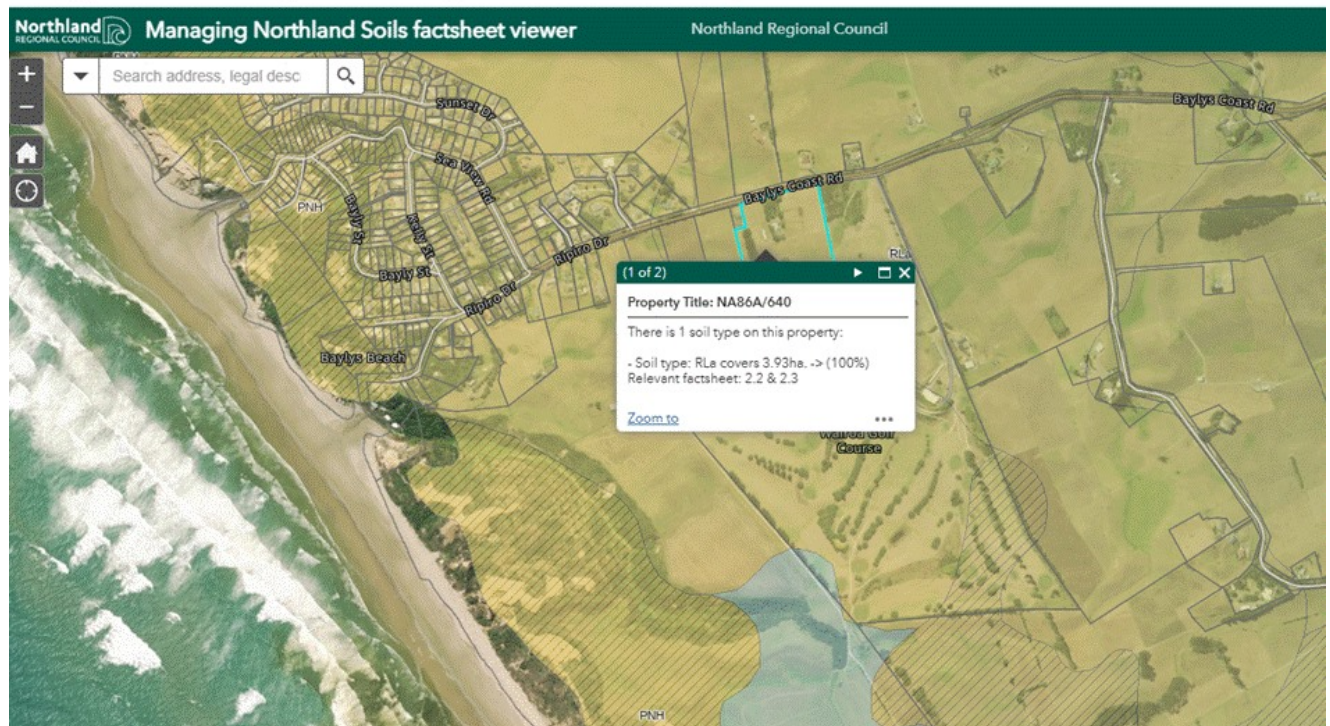
The following extract is with the 'Most intensive, sustainable land use possible, cash cropping' filter applied. We note that this zone is identical to the above and also covers the same area including the Northern Wairoa Golf Club.



As someone who was raised on this land and grew up on multiple different farms in cattle management, seeding, cropping and general agricultural management, I believe I have some experience in determining the productivity of land, specifically this land. I note that one of the largest, if not the most important, contributing factors as to the productivity of land is the soil type and quality. Below is an extract of the zoning of the type of soil. I note that there is no change of soil type from the residential zone of Baylys Beach to the soil type on the above-mentioned lots of land.

We also note that there is zero difference between the land that falls into the land in the zone of Land Use Capability – LUC Class 3 and the land to the west of this. This is compounded by the fact that the land in this zone is almost exclusively used for residential purposes and contains an expansive lake. The lake's purpose is to hold water that collects in this land too, the land does not have good drainage in any sense.

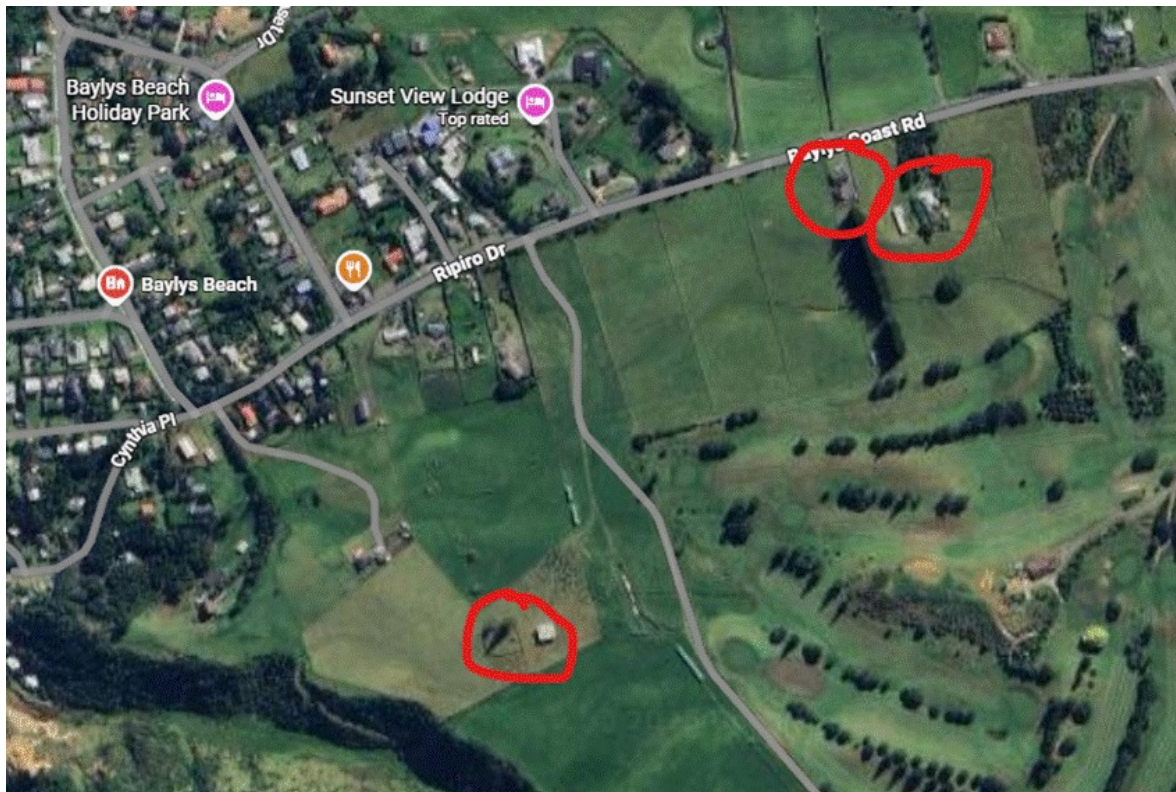
Soil types:



It is our position that due to the above land zoned as Land Use

Capability – LUC Class 3 including Golf Course land, which is clearly land that does not fall into the definition of such land that this area of land will likely result in rezoning of such. We further note that any building or development will have to comply with the national requirements.

Historic and Current use of land



We note that the above extract highlights 3 house dwellings with one now burnt down but still remains the same fenced out yard with gardens. There is also a large amount of residential gardens and a substantive lake. These features have been on the property for a long time, all of these have been on the property since I was born in 1993, some 32 years. The majority of the land in the above extract has never formed an integral part of the farming unit, it has not been used largely for soil-based primary production for a long amount of time. This area does not contribute largely to the soil-based primary production activity of the whole farm unit.

The farm is currently used as a dairy farm and the herd is only milked once a day due to the shape of the farm, it is essentially a long rectangle so the herd must walk large distances every day. The milking shed is located on the complete opposite end of the above extract some 3.5kms from the above extracted land.

The majority of the abovementioned land for over 30 years has been used for residential purposes. Further reason to this is the boarding land to the Northern Wairoa Gold Course, the risk that cattle pose to the Golf Course is much higher than other parts of the farm so cattle management has resulted in not having cattle in being in paddocks that boarder the Golf Course, this is due to mitigate the potential risk and damage cattle could cause the Golf Course if they were ever to breach the fencing. The risk that cattle being farmed in land next to golfers is also a paramount concern.

Policy 5.1.1 of the Regional Policy Statement for Northland requires *“that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, then the net public benefit exceeds the reduced potential for soil-based primary production activities”*.

As the mapping shows, the linking area between the proposed land and the rest of the farm, is very narrow, making it's use to the soil based primary production that occurs on the farm negligible.

Resources Consent management Act

The Government has announced that the Resource Management Act 1991 will be replaced with two new acts that clearly distinguish between land-use planning and natural resource management. The Minister Responsible for RMA Reform Chris Bishop and Under-Secretary Simon

Court has said that the Government's new planning legislation to replace the Resource Management Act will make it easier to get things done while protecting the environment. He further went on to say:

“The RMA is broken and everyone knows it. It makes it too hard to build the infrastructure and houses New Zealand desperately needs, too hard to use our abundant natural resources, and hasn't resulted in better management of our natural environment,”

“Replacing the RMA with new legislation premised on property rights is critical to the government's mission of growing the economy and lifting living standards for New Zealanders.

“In our first year in office we repealed Labour's botched RMA reforms and made a series of quick and targeted amendments to provide relief to our primary sector, such as repealing the permitted and restricted discretionary intensive winter grazing regulations. We also passed the Fast-track Approvals Act to make it much easier to deliver projects with regional or nationally significant benefits.

“Cabinet has now agreed on the shape of the Government's replacement legislation, signalling a radical transition to a far more liberal planning system with less red tape, premised on the enjoyment of property rights.

“Turning our economy around requires changing the culture of 'no' that permeates decision making in New Zealand. Whether it's aquaculture off the coast of the South Island or a new green building replacing a heritage gravel pit next to a train station in the centre of our biggest city, the RMA has obstructed growth instead of enabling it.

“That's all about to change. Enough is enough.

“Last year, the Government set ten principles for the new RMA system and tasked an Expert Advisory Group to work at pace to test and further refine these principles and develop a blueprint for reform. The EAG delivered their blueprint earlier this year.

“Cabinet has agreed that the EAG Blueprint delivers a workable basis for a new planning system and has made in-principle decisions on a range of new features for the system, drawing upon the EAG Blueprint.

“Economic analysis undertaken on the Blueprint’s proposals show that they are estimated to deliver a 45% improvement in administrative and compliance costs when compared to the current system. Similar analysis done on the last Government’s RMA replacement estimated that it would deliver only a 7% reduction in process costs.”

The point of interest here is that the is going to be repealing of lergilsation to allow for standardized zoning, we take note of this in relation to the Highly Productive Land zone that laps over th front section of the land and the Nothern Wairoa Golf Course, it is clear to us that to zone land used for a golf course does not fit into the standardized zone of Highly Productive Land.

A further key take away from Mr Court’s statement is his quote of “We believe that the best way to stop unnecessary red tape is attach a price to it. The new system will protect landowners against regulatory takings, enabling them to seek recourse if found that unjustified restrictions have been placed on their land.” We believe that a Highly Productive Land zone that laps over golf course land would be found to be a unjustified restriction.

Further in relation to the RMA reform as recent as 18 June

2025, the honourable Chris Bishop was quoted by saying ‘Going for economic growth means saying “yes” to things when we’ve said “no” in the past.’ This highlights that the argument to not develop Baylys Beach going forward is one of the driving factors to the economic position New Zealand is in, this poor position leads to higher costs of living for every New Zealand. The above highlights that it is likely for this Highly productive land overlay to be addressed or removed when the Resource Management Act is repealed, this is why we implore the council to include the entire land that borders the Northern Wairoa Golf Club and Baylys Coast Road to Residential as to do this at a council level we believe will not necessarily mean an application will go through until such time the Highly Reproductive land issue is dealt with.

Housing Crisis

As at 23 June 2025, there are a total of 4 houses for rent in the Dargaville surrounds, with all of them being listed within the last 3 weeks, showing that houses do not stay unoccupied for very long, without a single house for rent in Baylys Beach itself. Please see below.

The screenshot shows a real estate website interface. On the left, a property listing for 49 Tiranau Street, Dargaville, is displayed. The listing includes a photo of a house, the price of \$575 per week, and a 'Listed 3 weeks ago' status. Below the listing, there is an advertisement for 'Don't miss out on your dream property'. On the right, a map shows the location of the property in Dargaville, with a blue outline indicating the search area. The map includes labels for various locations such as Dargaville, Waipara, and Whangarei. The website's header shows the URL 'realestate.co.nz/residential/rental/northland/kaipara/house?ct=s3694%2C%3646&view=map' and various navigation links.

The average weekly rent amount in Northland is \$534.

rental rates northland

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AI Overview

In Northland, New Zealand, the average residential rent is around \$534 per week. The region saw a 2.3% increase in rents in the year leading up to March 2025. While some areas have seen rents reach up to \$1000 per week, the median weekly rent in Northland is \$585.

Here's a more detailed breakdown:

Average Weekly Rent:
The average residential rent in Northland was \$534 in the year to March 2025.

Median Weekly Rent:
The median weekly rent in Northland is \$585, according to the NZ Herald.

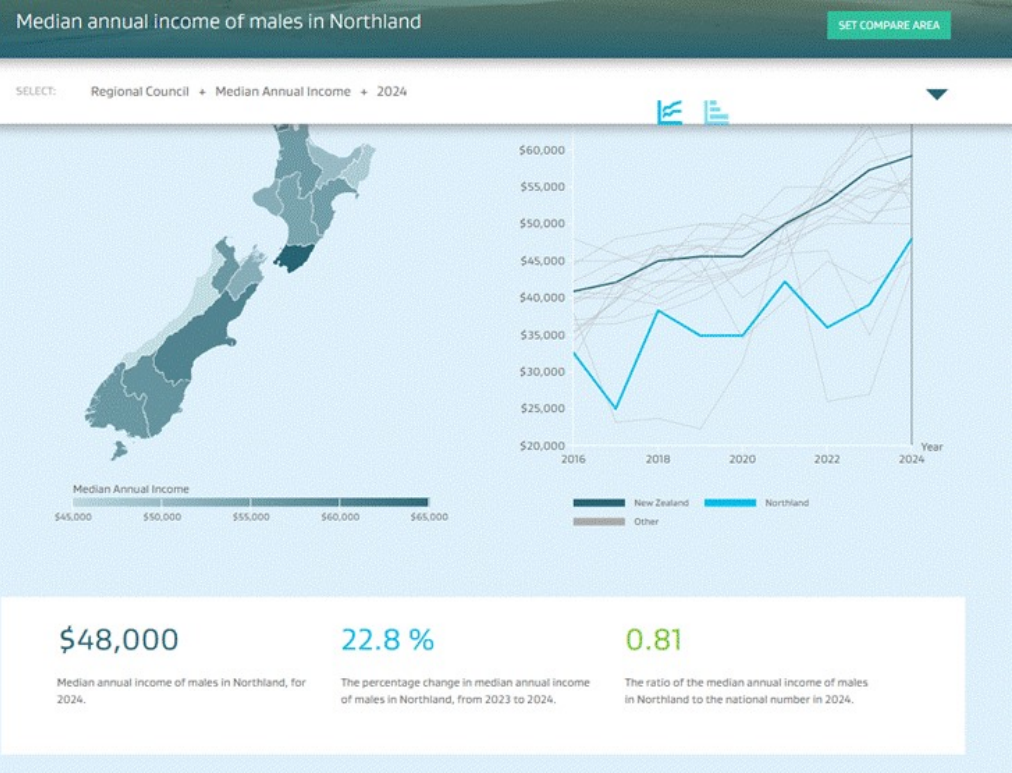
Rent Increases:
Northland's rents increased by 2.3% in the year to March 2025, compared to the national average of 2.7% according to Infometrics.

Regional Variations:
Some areas, like Whangarei, can have rents reaching \$630 per week. In other areas like Kaikohe, rents can be significantly lower.

Factors Affecting Rent:
Factors like the number of bedrooms, the specific suburb, and the overall demand for rentals can influence the price according to realestate.co.nz.

AI responses may include mistakes. Learn more

With the average annual salary for males being \$48,000:



Meaning that a single male will need to spend approximately 58% of their pre tax income on housing. There has also been an almost 30% decline in new dwelling consents in Northland from March 2024 to March 2025.



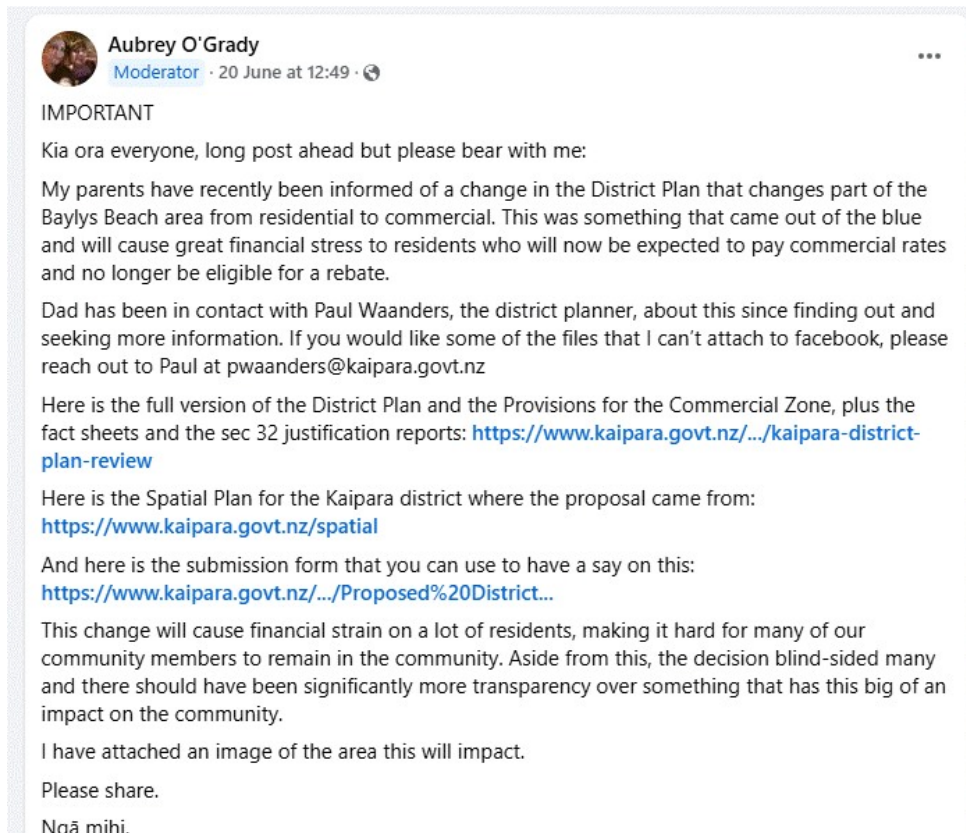
The need for new housing in the northland region is also highlighted by the significant amount of GDP that the construction industry contributes to the regions for the year to March 2023, this amount was 8.2% or \$861m. With a 30% decrease of new dwelling applications this highlights the retroactive negative impact on the construction industry from march 2023 to date.



Community Concern

We note the below extract taken from the local Bayly's Beach community Facebook page of a general concern of current residential lots being rezoned to commercial and having negative impact on land owners. We confirm we

have no issue at all with any land bordering Bayly's Coast road being rezoned to commercial, this is supported by us as it will give an opportunity to develop commercial services that Bayly's Beach so desperately needs, as mentioned further in these submissions.



Reticulated infrastructure

We are aware, the ability to service a potential development with reticulated infrastructure (primarily water and wastewater) will be central to any future applications for development. As shown on [Figure 3](#) below, there appears to be reticulated water and stormwater infrastructure within Ripiro Drive to the north of the site.

Figure 3: KDC reticulated infrastructure (Source: KDC GIS)

Stormwater may also be disposed of on site, or directly to the coast – although this arrangement will need to be confirmed by an engineer.

We understand we have two options with wastewater:

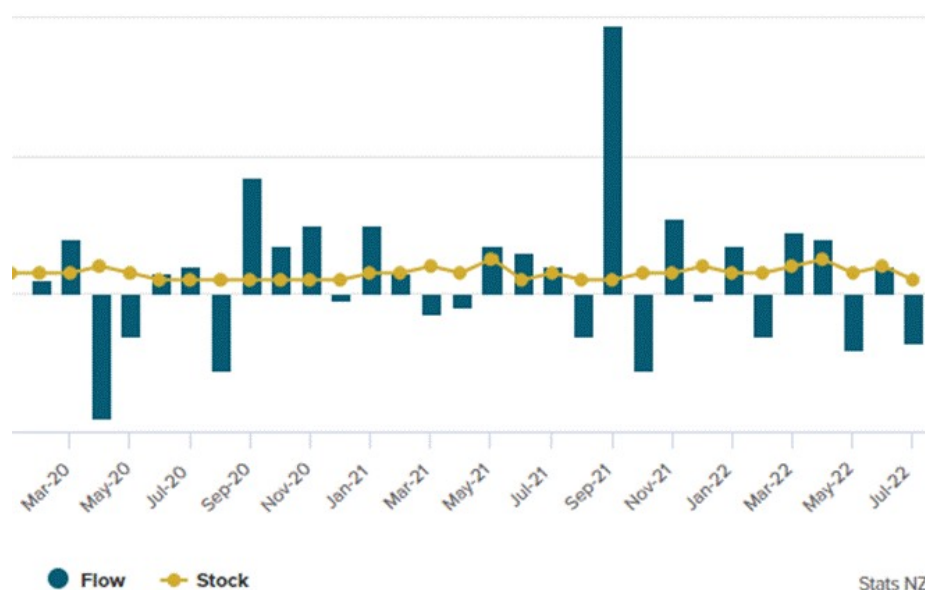
Communal systems – Similar to what has been installed at Sunset Drive (at the northern end of Baylys Beach), a communal disposal system could be installed as part of the subdivision. If this is possible, I understand lot sizes can be smaller and, as a consequence, overall subdivision density can be higher (as individual lots would not need larger land areas to enable on-site wastewater disposal). Under this arrangement, individual lots will discharge wastewater to communal treatment/disposal areas located on larger adjoining sites. The legal right to use these systems would need to be secured by easements in favour of each allotment serviced by the system, adding further value to council by way of registration costs. The proximity to the golf course may be advantageous in this regard. The golf course could use this treated water for irrigation purposes, decreasing the overall strain on water facilities in the council, which I know are an issue and solutions are being worked towards through the Tai Tokerau Water Trust.

Private on-site systems – This will include a requirement that each future landowner, at the time of building consent, provide an on-site septic tank and disposal field on their site. This will likely be the simplest option.

In my opinion, the public benefit of the rezoning does exceed the reduced potential for soil-based primary production activities. These are summarised as follows:

1. Additional housing

Housing and property in general has significantly increased in pricing in the local area. This has resulted in a massive shortage for new homes across New Zealand and driven rentals to an unaffordable level. Please see below figure of the percentage change in rental prices:



The current proposed extension of the sunset west development will allow more housing to the north of the community, stopping an even expansion of the community and potentially resulting in a lop sided community, that then can result in a disparity of even service across the community as a whole.

Further, within the Baylys Beach community there is currently no residential land that borders a golf course which is a type of property that is popular among buyers, rezoning the mentioned block of land will open this up as an option for the community and other buyers entering the market. This will open up a completely new market for the property market in Baylys Beach and provide residents with a highly sought after feature to their property. Therefore, progressing the community in a positive direction.

2. Pedestrian accesses

The parcel of land that is being proposed for rezoning, borders the golf course and also a gully that leads down to the beach. Both of these benefits increase the local community advantage of including walking tracks and the ability to walk through and utilise the golf course services. Potential walking tracks through the gully can be built in a manner that allows decreased erosion through strengthening the underlying ground. Going against the current impact the soil based primary production has on the gully via water disposal.

3. Reserve areas

As above, the gully is a large portion of land with different flora and fauna, with a rezoning this land can be committed to the council and or parks and recreation into a perpetual sanctuary. There is also sufficient land shown in our draft plans to provide park and sporting areas for residents to walk, allow their dogs to safely exercise (as I know residents running their dogs on the beach unleashed leads to negative incidents between the dogs and other walkers on the beach and can cause seal deaths through these dogs attacking them) and create a stronger sense of community. This proposed community area is not apparent in Baylys Beach currently and did not form part of the sun set west development plans.

The possibility of a walkway through the gully to the beach was discussed with Council, as well as the vesting of a public reserve. This should be seriously considered going forward, as access to the coast is an advantage that our land has over the other area of land identified for rezoning under KDC's Plan. Providing connectivity between the coast and the development will be a significant positive effect that we think is favorable for the Council.

There is also the opportunity to offer vegetation/dune restoration enhancements as further benefit to council. We note that current land to the north that is proposed for rezoning has no connection to the coast and also does not comprise of any dune land. We are in a position to vest some land to the council.

We note that there is a parcel of land directly east and then north of the Baylys Beach, beach entrance which is zoned natural open

space zone. There is very minimal land to the south of this zoning and we are in a position to vest part of our land so council is afforded the benefit of this natural open space zone to the south, further protecting the local beauty, fauna and flora. I note we own approximately 2.5km of this beach land, which we believe would be greatly valued by the council.

4. Road planning

Sun set west currently draws the residents to drive through the community of Baylys Beach, requiring them to go through two separate intersections, increasing the chance for crashes and other traffic related incidents. The current ten year plan proposes a road to be built linking the extended sun set west to Baylys coast road. This is through a different title to the title that is proposed for expansion, this creates the problem of owners not agreeing to the proposed road expansion. Whereas, our land is under the same owner of all titles.

The proposed land we are putting forward borders Baylys coast road and Ripirio drive (with an estimated road frontage of 500 metres it provides a large access to a main road instead of the use of support roads being needed), this gives the benefits of residents not needing to go through the Baylys beach community to and from their properties and can enter and get to their property without such need, decreasing the traffic incident rate.

5. Community planning

Under the current exposure draft, the sun set west development is proposed to be extended. Meaning, that a current and already completed development is to be extended, putting more development in one focused area of the community. Instead, we propose to also include the land to the south to be included making a more even, just and fair development expansion plan throughout the Baylys Beach community. It is our opinion that to extend the residential zoning in an even direction is easier on the community.

6. Benefit to council

If the land was to be zoned and council is accepting of a development plan, then these lots and houses will have sea views and also border a golf course, this will greatly increase councils rate intake on a yearly basis.

7. Potential of commercial use

The southern side land of Ripiro drive also the ability to include commercial and industrial assets, which would be a great benefit to the Baylys Beach community. There is currently only Sharkeys café that is open which provides limited resources for local residents. We note that the property that this café is in, is currently for sale. This is of concern as if a future buys the property with no intent of continuing the business, then Baylys Beach will have zero services, no café, no bar, nothing. This is a significant concern for the community as a whole for permanent residents and also for tourists. Please see below a link to the listing.

<https://www.realestate.co.nz/42416117/residential/sale/1-sea-view-road-baylys-beach>

There are no services in Baylys Beach that the community desperately needs. These could include a medical services, petrol station, café, bar and pub, and grocery stores. The industrial aspect can benefit the local economy through providing the ability for local builders, tradespeople, mechanics, and other commercial businesses to be located in Baylys Beach directly, instead of the need to travel to Dargaville to fulfil these needs.

Currently, Baylys Beach residents have no local option for the above services. Especially noting the closing of the funky fish which was a very popular destination for sit down dining. This service has never been replaced, much to the dismay of the local community.

8. Benefit to Dargaville on a larger scale

I note that Dargaville has been expanding and a lot of residents are emigrating from Dargaville to Baylys Beach, this is shown by the race course development and the local property market. With this increase of the main town, naturally satellite towns will need to expand with their desired services. With Dargaville expanding, the desire for residents that currently live in Dargaville to move out to the coast increases.

It is also very popular for people to venture out to Baylys Beach on the weekends, these visitors currently have no place for petrol or towing services which is a large need as a lot of people get their motor vehicles stuck on the beach, if there are local services that can prevent or assist in this manner, the negative incident rate can decrease and public safety can increase.

It is a sad fact that the drink driving incident rate in the community is very high. If local residents in Baylys Beach have access to drink and socialise within walking distance from their home, it will decrease their desire to drive a motor vehicle to places where they can do this.

9. Local Businesses

As above, it has been shown that this proposed rezoning would have a large positive impact on future businesses within the community. However, the mere process of proceeding to a development approval will bring a significant amount of business to current businesses including planning, engineers, entities that provide service for geotechnical, servicing, archaeological and cultural impact including local iwi.

I believe the above outweigh the minor loss of productive land that is identified within our site. Furthermore, the identified productive land only covers a small percentage of our property, meaning that the use of the entire site for any cropping or horticultural activities is not feasible. The site is also bound by residential properties to the north-west and the golf course to the east. Productive uses of this site will therefore be inhibited by adjacent incompatible activities, and the potential reverse sensitivity effects

that have the potential to arise.

Creating the ability for residential property to border the golf course, will increase the amount of members the golf course has and further ensures it's financial health, which has struggled at times due to the lack of memberships. The golf course is one of the larger contributors to Baylys beach's economy.

Conclusion

It is our ultimate submission that all concerned land that borders the Northern Wairoa Golf Course is to be rezoned to residential with a part of overlay of commercial, we believe this is the best interest of the community as a whole.

We believe the above submissions show the benefit a rezoning will have on the Council and community. If Council has any questions of requests in relation to the above, please do not hesitate to contact us on the below contact details:

Email: james@diamondlaw.com.au

Mobile: +61 451 061 784

Relief sought:

Rezoning.

29 June 2025

Attention: Kaipara district council

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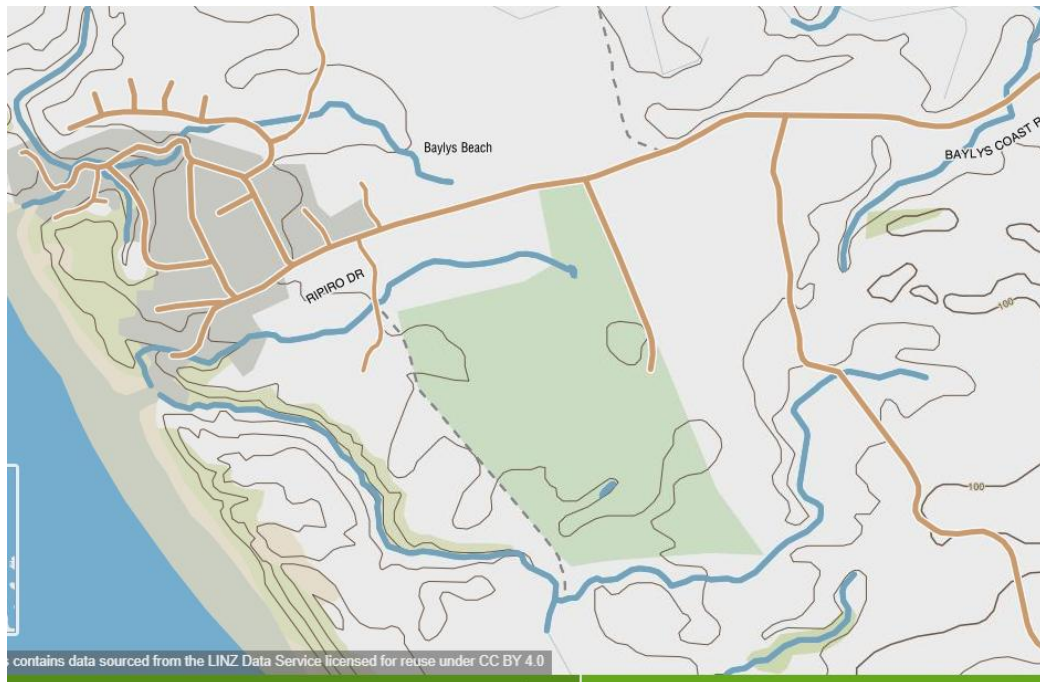
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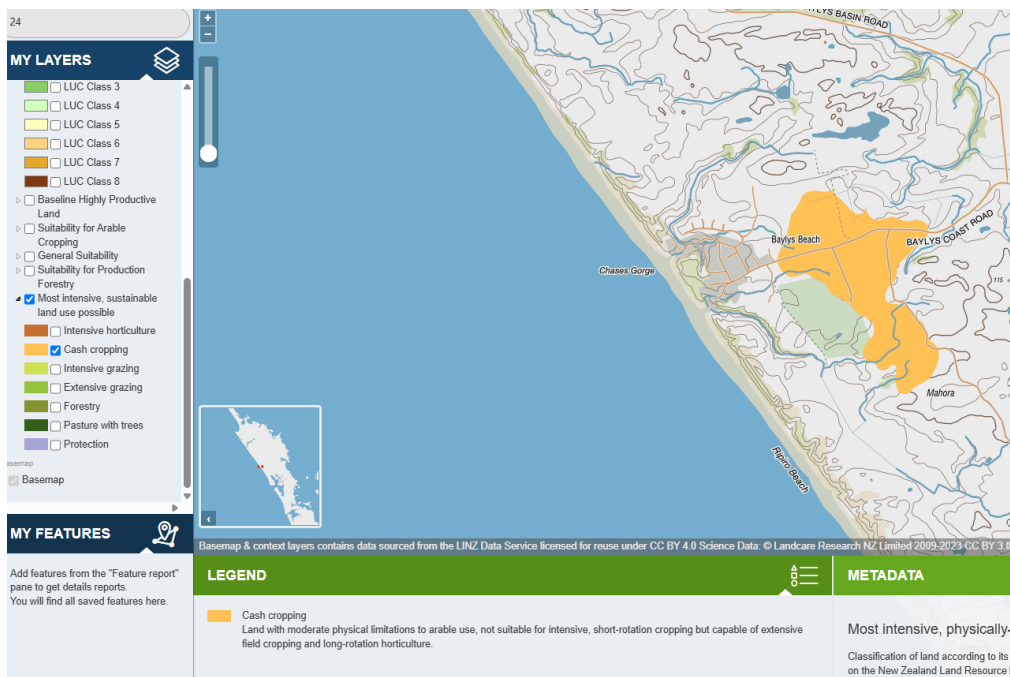
The following extract as the 'Land Use Capability – LUC Class 3' filter applied. As you can see there is a zone of 'Land Use Capability – LUC Class 3' filter that spreads over, what we believe to be LOT 2 DP 145228 BLK XIII KAIHU SD and LOT 3 DP 202465 but also the Northern Wairoa Golf Club.



We note that the 'Land Use Capability – LUC Class 3' is defined as:

Moderate limitations, restricting crop types and intensity of cultivation, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.

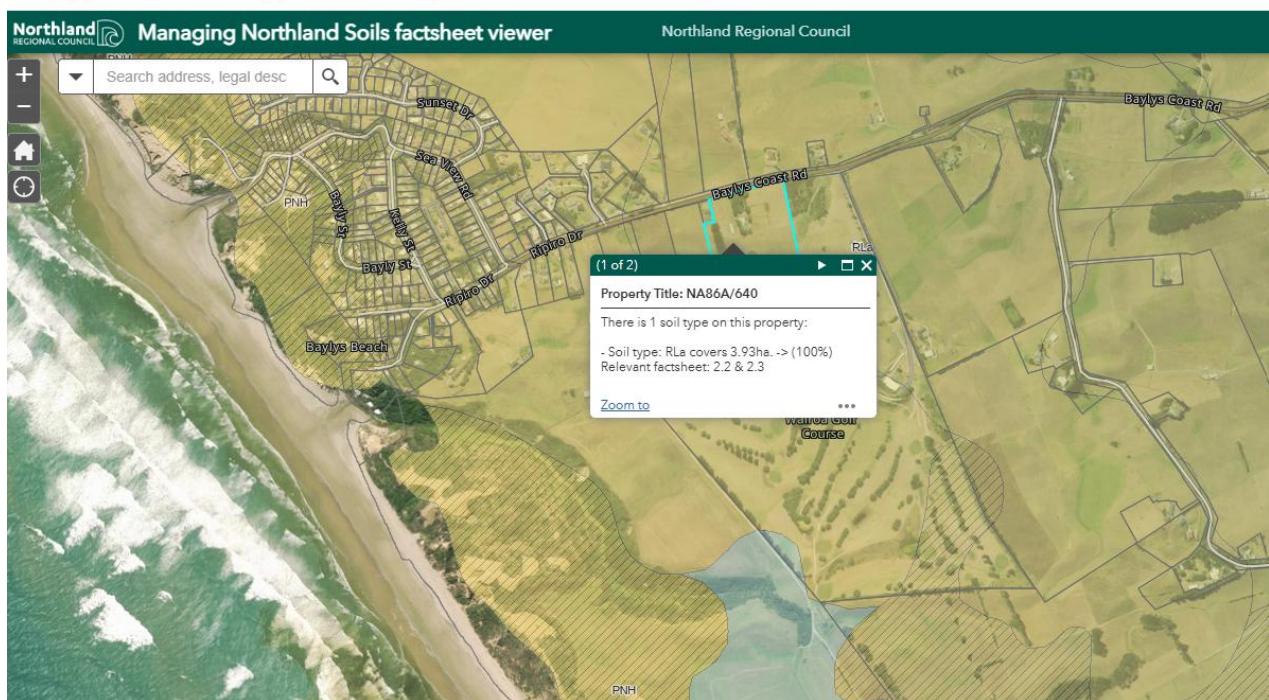
The following extract is with the 'Most intensive, sustainable land use possible, cash cropping' filter applied. We note that this zone is identical to the above and also covers the same area including the Northern Wairoa Golf Club.



As someone who was raised on this land and grew up on multiple different farms in cattle management, seeding, cropping and general agricultural management, I believe I have some experience in determining the productivity of land, specifically this land. I note that one of the largest, if not the most important, contributing factors as to the productivity of land is the soil type and quality. Below is an extract of the zoning of the type of soil. I note that there is no change of soil type from the residential zone of Baylys Beach to the soil type on the above-mentioned lots of land.

We also note that there is zero difference between the land that falls into the land in the zone of Land Use Capability – LUC Class 3 and the land to the west of this. This is compounded by the fact that the land in this zone is almost exclusively used for residential purposes and contains an expansive lake. The lake's purpose is to hold water that collects in this land too, the land does not have good drainage in any sense.

Soil types:



It is our position that due to the above land zoned as **Land Use Capability – LUC Class 3** including Golf Course land, which is clearly land that does not fall into the definition of such land that this area of land will likely result in rezoning of such. We further note that any building or development will have to comply with the national requirements.

Historic and Current use of land



We note that the above extract highlights 3 house dwellings with one now burnt down but still remains the same fenced out yard with gardens. There is also a large amount of residential gardens and a substantive lake. These features have been on the property for a long time, all of these have been on the property since I was born in 1993, some 32 years. The majority of the land in the above extract has never formed an integral part of the farming unit, it has not been used largely for soil-based primary production for a long amount of time. This area does not contribute largely to the soil-based primary production activity of the whole farm unit.

The farm is currently used as a diary farm and the herd is only milked once a day due to the shape of the farm, it is essentially a long rectangle so the herd must walk large distances every day. The milking shed is located on the complete opposite end of the above extract some 3.5kms from the above extracted land.

The majority of the abovementioned land for over 30 years has been used for residential purposes. Further reason to this is the boarding land to the Northern Wairoa Gold Course, the risk that cattle pose to the Golf Course is much higher than other parts of the farm so cattle management has resulted in not having cattle in being in paddocks that boarder the Golf Course, this is due to mitigate the potential risk and damage cattle could cause the Golf Course if they were ever to breach the fencing. The risk that cattle being farmed in land next to golfers is also a paramount concern.

Policy 5.1.1 of the Regional Policy Statement for Northland requires *“that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil- based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities”*.

As the mapping shows, the linking area between the proposed land and the rest of the farm, is very narrow, making it's use to the soil based primary production that occurs on the farm negligible.

Resources Consent management Act

The Government has announced that the Resource Management Act 1991 will be replaced with two new acts that clearly distinguish between land-use planning and natural resource management. The Minister Responsible for RMA Reform Chris Bishop and Under-Secretary Simon Court has said that the Government's new planning legislation to replace the Resource Management Act will make it easier to get things done while protecting the environment. He further went on to say:

"The RMA is broken and everyone knows it. It makes it too hard to build the infrastructure and houses New Zealand desperately needs, too hard to use our abundant natural resources, and hasn't resulted in better management of our natural environment,"

"Replacing the RMA with new legislation premised on property rights is critical to the government's mission of growing the economy and lifting living standards for New Zealanders.

"In our first year in office we repealed Labour's botched RMA reforms and made a series of quick and targeted amendments to provide relief to our primary sector, such as repealing the permitted and restricted discretionary intensive winter grazing regulations. We also passed the Fast-track Approvals Act to make it much easier to deliver projects with regional or nationally significant benefits.

"Cabinet has now agreed on the shape of the Government's replacement legislation, signalling a radical transition to a far more liberal planning system with less red tape, premised on the enjoyment of property rights.

"Turning our economy around requires changing the culture of 'no' that permeates decision making in New Zealand. Whether it's aquaculture off the coast of the South Island or a new green building replacing a heritage gravel pit next to a train station in the centre of our biggest city, the RMA has obstructed growth instead of enabling it.

"That's all about to change. Enough is enough.

"Last year, the Government set ten principles for the new RMA system and tasked an Expert Advisory Group to work at pace to test and further refine these principles and develop a blueprint for reform. The EAG delivered their blueprint earlier this year.

"Cabinet has agreed that the EAG Blueprint delivers a workable basis for a new planning system and has made in-principle decisions on a range of new features for the system, drawing upon the EAG Blueprint.

"Economic analysis undertaken on the Blueprint's proposals show that they are estimated to deliver a 45% improvement in administrative and compliance costs when compared to the current system. Similar analysis done on the last Government's RMA replacement estimated that it would deliver only a 7% reduction in process costs."

The point of interest here is that the is going to be repealing of legislation to allow for standardized zoning, we take note of this in relation to the Highly Productive Land zone that laps over the front section of the land and the Northern Wairoa Golf Course, it is clear to us that the zone land used for a golf course does not fit into the standardized zone of Highly Productive Land.

A further key take away from Mr Court's statement is his quote of "We believe that the best way to stop unnecessary red tape is attach a price to it. The new system will protect landowners against regulatory takings, enabling them to seek recourse if found that unjustified restrictions have been placed on their land." We believe that a Highly Productive Land zone that laps over golf course land would be found to be a unjustified restriction.

Further in relation to the RMA reform as recent as 18 June 2025, the honourable Chris Bishop was quoted by saying 'Going for economic growth means saying "yes" to things when we've said "no" in the past.' This highlights that the argument to not develop Bayliss Beach going forward is one of the driving factors to the economic position New Zealand is in, this poor position leads to higher costs of living for every New

Zealand. The above highlights that it is likely for this Highly productive land overlay to be addressed or removed when the Resource Management Act is repealed, this is why we implore the council to include the entire land that borders the Northern Wairoa Golf Club and Baylys Coast Road to Residential as to do this at a council level we believe will not necessarily mean an application will go through until such time the Highly Reproductive land issue is dealt with.

Housing Crisis

As at 23 June 2025, there are a total of 4 houses for rent in the Dargaville surrounds, with all of them being listed within the last 3 weeks, showing that houses do not stay unoccupied for very long, without a single house for rent in Baylys Beach itself. Please see below.

The screenshot shows a real estate website interface. On the left, a property listing for '49 Tiraau Street, Dargaville' is displayed. It features a photo of a house, the text 'Listed 3 weeks ago', and a price of '\$495 per week'. The listing also indicates '3' bedrooms and '1' bathroom. To the right of the listing is a map of Northland, New Zealand, with a blue outline indicating the search area. The map shows various towns including Dargaville, Baylys Beach, and Whangarei. At the top of the map, there is a search bar with 'Dargaville Surrounds, Kaipara' entered. Below the map, there is a 'Save search' button and a 'Filters' button. The overall layout is clean and professional, typical of a real estate website.

The average weekly rent amount in Northland is \$534.

rental rates northland

>

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AI Overview

In Northland, New Zealand, the average residential rent is around \$534 per week. The region saw a 2.3% increase in rents in the year leading up to March 2025. While some areas have seen rents reach up to \$1000 per week, the median weekly rent in Northland is \$585.

Here's a more detailed breakdown:

Average Weekly Rent:
The average residential rent in Northland was \$534 in the year to March 2025.

Median Weekly Rent:
The median weekly rent in Northland is \$585, according to the NZ Herald.

Rent Increases:
Northland's rents increased by 2.3% in the year to March 2025, compared to the national average of 2.7% according to Infometrics.

Regional Variations:
Some areas, like Whangarei, can have rents reaching \$630 per week. In other areas like Kaikohe, rents can be significantly lower.

Factors Affecting Rent:
Factors like the number of bedrooms, the specific suburb, and the overall demand for rentals can influence the price according to realestate.co.nz.

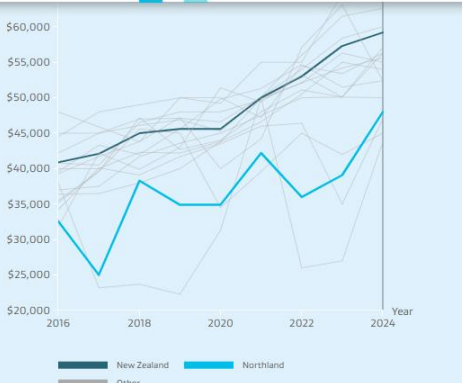

AI responses may include mistakes. Learn more

With the average annual salary for males being \$48,000:

Median annual income of males in Northland

SET COMPARE AREA

SELECT: Regional Council + Median Annual Income + 2024



\$48,000

Median annual income of males in Northland, for 2024.

22.8 %

The percentage change in median annual income of males in Northland, from 2023 to 2024.

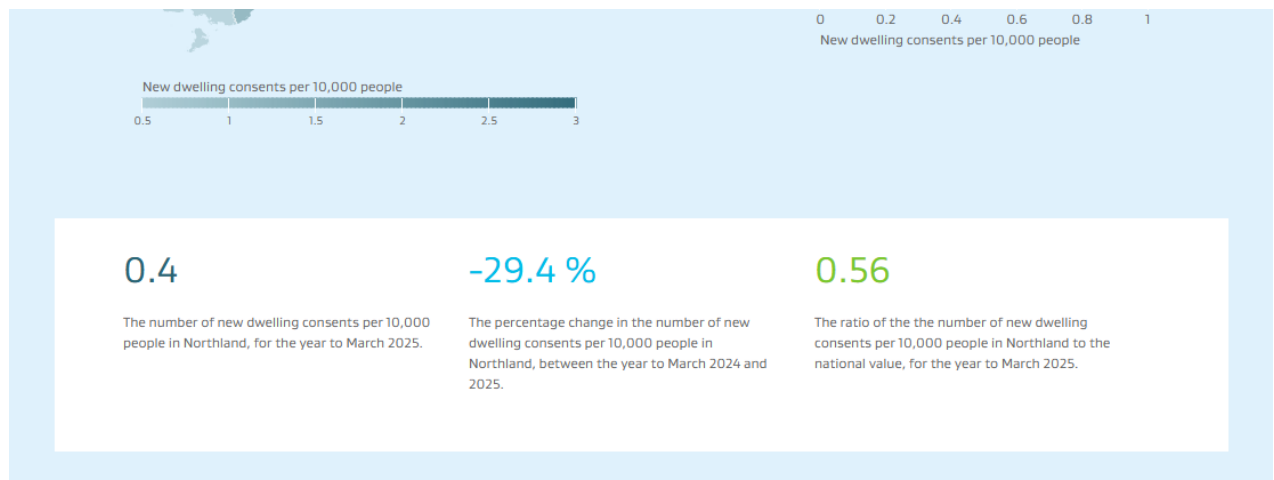
0.81

The ratio of the median annual income of males in Northland to the national number in 2024.

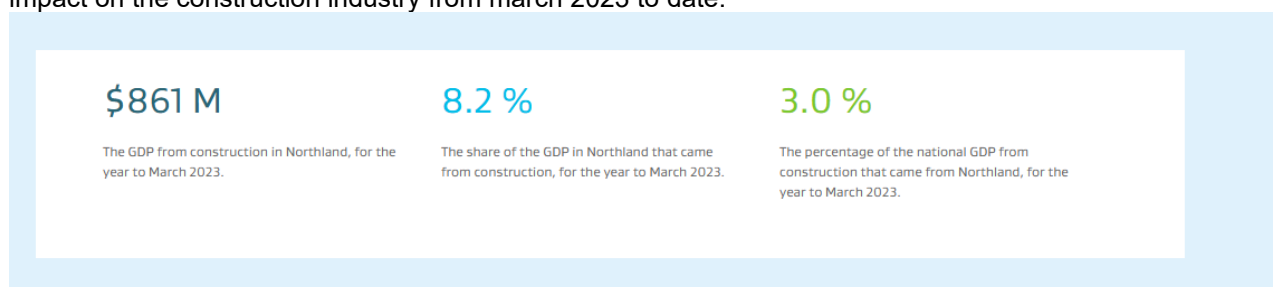
Source: Statistics New Zealand Labour Market

Notes:

Meaning that a single male will need to spend approximately 58% of their pre tax income on housing. There has also been an almost 30% decline in new dwelling consents in Northland from March 2024 to March 2025.



The need for new housing in the northland region is also highlighted by the significant amount of GDP that the construction industry contributes to the regions for the year to March 2023, this amount was 8.2% or \$861m. With a 30% decrease of new dwelling applications this highlights the retroactive negative impact on the construction industry from march 2023 to date.



Community Concern

We note the below extract taken from the local Bayly's Beach community Facebook page of a general concern of current residential lots being rezoned to commercial and having negative impact on land owners. We confirm we have no issue at all with any land bordering Bayly's Coast road being rezoned to commercial, this is supported by us as it will give an opportunity to develop commercial services that Bayly's Beach so desperately needs, as mentioned further in these submissions.



Aubrey O'Grady

Moderator · 20 June at 12:49 · 🌐



IMPORTANT

Kia ora everyone, long post ahead but please bear with me:

My parents have recently been informed of a change in the District Plan that changes part of the Baylys Beach area from residential to commercial. This was something that came out of the blue and will cause great financial stress to residents who will now be expected to pay commercial rates and no longer be eligible for a rebate.

Dad has been in contact with Paul Waanders, the district planner, about this since finding out and seeking more information. If you would like some of the files that I can't attach to facebook, please reach out to Paul at pwaanders@kaipara.govt.nz

Here is the full version of the District Plan and the Provisions for the Commercial Zone, plus the fact sheets and the sec 32 justification reports: <https://www.kaipara.govt.nz/.../kaipara-district-plan-review>

Here is the Spatial Plan for the Kaipara district where the proposal came from: <https://www.kaipara.govt.nz/spatial>

And here is the submission form that you can use to have a say on this: <https://www.kaipara.govt.nz/.../Proposed%20District...>

This change will cause financial strain on a lot of residents, making it hard for many of our community members to remain in the community. Aside from this, the decision blind-sided many and there should have been significantly more transparency over something that has this big of an impact on the community.

I have attached an image of the area this will impact.

Please share.

Ngā mihi.

Reticulated infrastructure

We are aware, the ability to service a potential development with reticulated infrastructure (primarily water and wastewater) will be central to any future applications for development. As shown on [Figure 3](#) below, there appears to be reticulated water and stormwater infrastructure within Ripiro Drive to the north of the site.

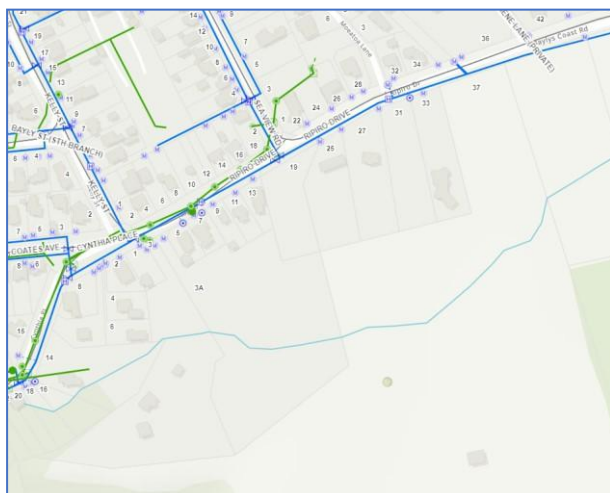


Figure 3: KDC reticulated infrastructure (Source: KDC GIS)

Stormwater may also be disposed of on site, or directly to the coast – although this arrangement will need to be confirmed by an engineer.

We understand we have two options with wastewater:

Communal systems – Similar to what has been installed at Sunset Drive (at the northern end of Baylys Beach), a communal disposal system could be installed as part of the subdivision. If this is possible, I

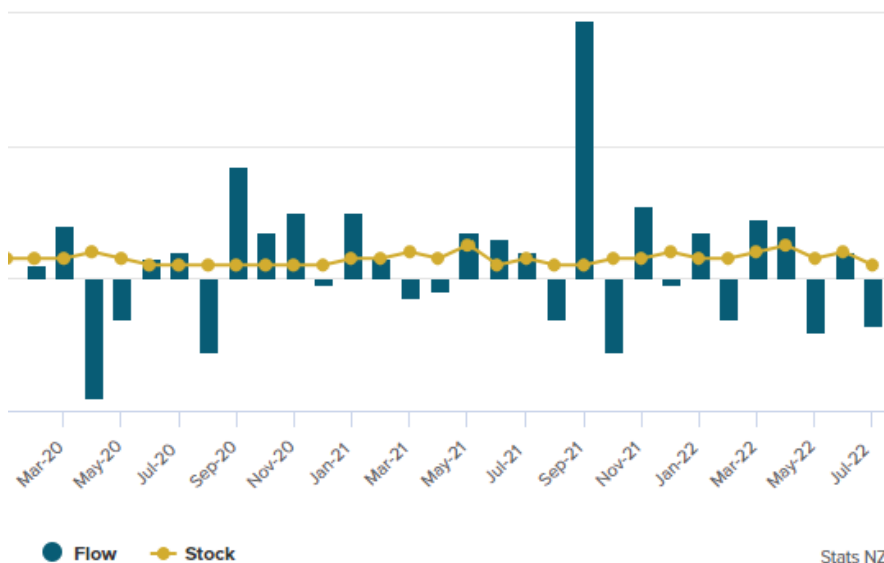
understand lot sizes can be smaller and, as a consequence, overall subdivision density can be higher (as individual lots would not need larger land areas to enable on-site wastewater disposal). Under this arrangement, individual lots will discharge wastewater to communal treatment/disposal areas located on larger adjoining sites. The legal right to use these systems would need to be secured by easements in favour of each allotment serviced by the system, adding further value to council by way of registration costs. The proximity to the golf course may be advantageous in this regard. The golf course could use this treated water for irrigation purposes, decreasing the overall strain on water facilities in the council, which I know are an issue and solutions are being worked towards through the Tai Tokerau Water Trust.

Private on-site systems – This will include a requirement that each future landowner, at the time of building consent, provide an on-site septic tank and disposal field on their site. This will likely be the simplest option.

In my opinion, the public benefits of the rezoning do exceed the reduced potential for soil-based primary production activities. These are summarised as follows:

1. Additional housing

Housing and property in general has significantly increased in pricing in the local area. This has resulted in a massive shortage for new homes across New Zealand and driven rentals to an unaffordable level. Please see below figure of the percentage change in rental prices:



The current proposed extension of the sunset west development will allow more housing to the north of the community, stopping an even expansion of the community and potentially resulting in a lop sized community, that then can result in a disparity of even service across the community as a whole.

Further, within the Baylys Beach community there is currently no residential land that borders a golf course which is a type of property that is popular among buyers, rezoning the mentioned block of land will open this up as an option for the community and other buyers entering the market. This will open up a completely new market for the property market in Baylys Beach and provide residents with a highly sought after feature to their property. Therefore, progressing the community in a positive direction.

2. Pedestrian accesses

The parcel of land that is being proposed for rezoning, borders the golf course and also a gully that leads down to the beach. Both of these benefits increase the local community advantage of including walking tracks and the ability to walk through and utilise the golf course services. Potential walking tracks through the gully can be built in a manner that allows decreased erosion through strengthening the underlying ground. Going against the current impact the soil based primary production has on the gully via water disposal.

3. Reserve areas

As above, the gully is a large portion of land with different flora and fauna, with a rezoning this land can be committed to the council and or parks and recreation into a perpetual sanctuary. There is also sufficient land shown in our draft plans to provide park and sporting areas for residents to walk, allow their dogs to safely exercise (as I know residents running their dogs on the beach unleashed leads to negative incidents between the dogs and other walkers on the beach and can cause seal deaths through these dogs attacking them) and create a stronger sense of community. This proposed community area is not apparent in Baylys Beach currently and did not form part of the sun set west development plans.

The possibility of a walkway through the gully to the beach was discussed with Council, as well as the vesting of a public reserve. This should be seriously considered going forward, as access to the coast is an advantage that our land has over the other area of land identified for rezoning under KDC's Plan. Providing connectivity between the coast and the development will be a significant positive effect that we think is favorable for the Council.

There is also the opportunity to offer vegetation/dune restoration enhancements as further benefit to council. We note that current land to the north that is proposed for rezoning has no connection to the coast and also does not comprise of any dune land. We are in a position to vest some land to the council.

We note that there is a parcel of land directly east and then north of the Baylys Beach, beach entrance which is zoned natural open space zone. There is very minimal land to the south of this zoning and we are in a position to vest part of our land so council is afforded the benefit of this natural open space zone to the south, further protecting the local beauty, fauna and flora. I note we own approximately 2.5km of this beach land, which we believe would be greatly valued by the council.

4. Road planning

Sun set west currently draws the residents to drive through the community of Baylys Beach, requiring them to go through two separate intersections, increasing the chance for crashes and other traffic related incidents. The current ten year plan proposes a road to be built linking the extended sun set west to Baylys coast road. This is through a different title to the title that is proposed for expansion, this creates the problem of owners not agreeing to the proposed road expansion. Whereas, our land is under the same owner of all titles.

The proposed land we are putting forward borders Baylys coast road and Ripirio drive (with an estimated road frontage of 500 metres it provides a large access to a main road instead of the use of support roads being needed), this gives the benefits of residents not needing to go through the Baylys beach community to and from their properties and can enter and get to their property without such need, decreasing the traffic incident rate.

5. Community planning

Under the current exposure draft, the sun set west development is proposed to be extended. Meaning, that a current and already completed development is to be extended, putting more development in one focused area of the community. Instead, we propose to also include the land to the south to be included making a more even, just and fair development expansion plan throughout the Baylys Beach community. It is our opinion that to extend the residential zoning in an even direction is easier on the community.

6. Benefit to council

If the land was to be zoned and council is accepting of a development plan, then these lots and houses will have sea views and also border a golf course, this will greatly increase councils rate intake on a yearly basis.

7. Potential of commercial use

The southern side land of Ripiro drive also the ability to include commercial and industrial assets, which would be a great benefit to the Baylys Beach community. There is currently only Sharkeys café that is open which provides limited resources for local residents. We note that the property that this café is in, is currently for sale. This is of concern as if a future buys the property with no intent of continuing the business, then Baylys Beach will have zero services, no café, no bar, nothing. This is a significant concern for the community as a whole for permanent residents and also for tourists. Please see below a link to the listing.

<https://www.realestate.co.nz/42416117/residential/sale/1-sea-view-road-baylys-beach>

There are no services in Baylys Beach that the community desperately needs. These could include a medical services, petrol station, café, bar and pub, and grocery stores. The industrial aspect can benefit the local economy through providing the ability for local builders, tradespeople, mechanics, and other commercial businesses to be located in Baylys Beach directly, instead of the need to travel to Dargaville to fulfil these needs.

Currently, Baylys Beach residents have no local option for the above services. Especially noting the closing of the funky fish which was a very popular destination for sit down dining. This service has never been replaced, much to the dismay of the local community.

8. Benefit to Dargaville on a larger scale

I note that Dargaville has been expanding and a lot of residents are emigrating from Dargaville to Baylys Beach, this is shown by the race course development and the local property market. With this increase of the main town, naturally satellite towns will need to expand with their desired services. With Dargaville expanding, the desire for residents that currently live in Dargaville to move out to the coast increases.

It is also very popular for people to venture out to Baylys Beach on the weekends, these visitors currently have no place for petrol or towing services which is a large need as a lot of people get their motor vehicles stuck on the beach, if there are local services that can prevent or assist in this manner, the negative incident rate can decrease and public safety can increase.

It is a sad fact that the drink driving incident rate in the community is very high. If local residents in Baylys Beach have access to drink and socialise within walking distance from their home, it will decrease their desire to drive a motor vehicle to places where they can do this.

9. Local Businesses

As above, it has been shown that this proposed rezoning would have a large positive impact on future businesses within the community. However, the mere process of proceeding to a development approval will bring a significant amount of business to current businesses including planning, engineers, entities that provide service for geotechnical, servicing, archaeological and cultural impact including local iwi.

I believe the above outweigh the minor loss of productive land that is identified within our site. Furthermore, the identified productive land only covers a small percentage of our property, meaning that the use of the entire site for any cropping or horticultural activities is not feasible. The site is also bound by residential properties to the north- west and the golf course to the east. Productive uses of this site will therefore be inhibited by adjacent incompatible activities, and the potential reverse sensitivity effects that have the potential to arise.

Creating the ability for residential property to border the golf course, will increase the amount of members the golf course has and further ensures it's financial health, which has struggled at times due to the lack of memberships. The golf course is one of the larger contributors to Baylys beach's economy.

Conclusion

It is our ultimate submission that all concerned land that borders the Northern Wairoa Golf Course is to be rezoned to residential with a part of overlay of commercial, we believe this is the best interest of the community as a whole.

We believe the above submissions show the benefit a rezoning will have on the Council and community. If Council has any questions of requests in relation to the above, please do not hesitate to contact us on the below contact details:

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Mobile: +61 451 061 784