



THE PLANNING
COLLECTIVE

Further Submission on Proposed Kaipara District Plan
Clause 7 of Schedule 1, Resource Management Act 1991 (Form 6)

To: **Kaipara District Council** (via email: districtplanreview@kaipara.govt.nz)

1. SUBMITTER DETAILS

Name of Further Submitter: Safe Guard Self Storage Mangawhai Limited, Northbase Trade centre Limited and 14 Northbase Limited, owners of 2-14 Northbase Drive, legally described as:

Northbase Trade centre Ltd

- Lot 2 DP 579625
- Lot 3 DP 579625
- Lot 4 DP 579625

Safeguard Self Storage Mangawhai Ltd

- Lot 101 DP 604898
- Lot 102 DP604898
- Lot 7 DP 579625

14 Northbase Limited

- Lot 8 DP 579625

This is a further submission on the Proposed Kaipara District Plan (“PKDP”). Original submitter number: **232**.

2. ELIGIBILITY TO MAKE A FURTHER SUBMISSION

The submitters’ have interest in the proposal greater than the interest that the general public has as they are owners of land and users of resources directly affected by plan provisions.

3. HEARING OF SUBMISSION

The submitters’ do wish to be heard in support of its submission and will consider presenting a joint case at a hearing with others if they make a similar submission.

Yours sincerely



Burnette O'Connor
The Planning Collective Limited
(person authorised to sign on behalf of submitter)

Date: 15th December 2025

Address for Service:

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Northbase Trade centre Limited; and
14 Northbase Limited
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Preferred Method of contact: Email

FURTHER SUBMISSION

FS81.1

FS81.2

Name of original submitter	Original submitter number	Original Submission Point number	Support or Oppose	Reasons for supporting or opposing	I seek that the whole (or part) of the submission be allowed (or disallowed)
Kaipara District Council	222	222.2	Support	<p>Support the change to a suitable spatial layer set out in the National Planning Standards.</p> <p>Application of a Precinct reflects the National Planning Standards which define a Precinct as follows:</p> <p><i>A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).</i></p>	We allow the whole part of the submission however the submitters remain a key stakeholder within the Estuary Estates area and only allow this change in line with the National Planning Standards on the assumption of further notification on the revised provisions will take place.
Bupa Care Services Limited	214	214.9	Oppose	Oppose the amendment that ESSPZ-S2.2a-c should only apply to subzones 1 and 7 when Estuary Estates (Mangawhai Central) is a coherent masterplanned development site where building setbacks play an important role in design considerations	We seek the whole submission to be disallowed because it should only relate to sub-zone 3.
		FS81.3	214.9	Support in part	Support the removal or amendment of 'cumulative effects' as a restricted discretionary assessment criteria. The

FS81.4

				extent of criteria already listed provides a suitable level of effects considerations and should cumulative effects be included – or it should specify what types of cumulative effects these are.	
Fuel Companies (BP, Mobil & Z Energy)	311	311.64	Support	Support a new rule in the Estuary Estates Commercial zone which allows Electric Vehicle Charging stations to be built as a permitted activity. This outcome is appropriate for an activity that is necessary to support certain vehicles.	We seek the whole submission to be allowed.