



PROPOSED
KAIPARA
DISTRICT PLAN

AREA SPECIFIC MATTERS

Commercial and Industrial

General Overview

We are reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years. The Kaipara District Plan is essentially the 'rule book', which is applied to manage development, activities and the environment within the district.

The District Plan influences the future shape and feel of our district, which is why it's important for Kaipara communities to be informed and get involved. Its purpose is to protect our environment, historic locations and cultural tāonga for future generations, through sustainable management of our resources, while supporting our communities to develop and grow.

We're seeking input on the Proposed District Plan from Monday 28 April to Monday 30 June 2025.

The commercial and industrial zones are significant areas of economic activity and employment. Commercial activities generally include shops, offices, entertainment venues, and public facilities. It is important in commercial areas to have compatible activities and an attractive pedestrian-friendly streetscape.

Industrial activities include manufacturing, processing of farm produce, and related transport and storage facilities. These activities are likely to generate higher noise, odour, heavy vehicle movements and dust than other activities in the district. Industrial activities support the wider rural and urban activity and are important for the community's social and economic wellbeing.

How much is changing?

Significant changes to zoned land areas. Emphasis on urban design outcomes in town centres.

Emphasis on suitable location of industrial activities, supported by provision of heavy and light industrial zones along with increased industrial land areas. Rules restrict industrial activities in the Commercial zone and generally exclude heavy industrial activities from the Light industrial zone.

What are we proposing?

Commercial

Many of Kaipara's commercial centres are long established in towns and villages. An increased land area is proposed for Commercial zone, bringing it to 106ha compared to 39ha in the operative district plan. Much of the new commercial land

is at Mangawhai, which is developing with three commercial centres, at Mangawhai Village, Mangawhai Heads and Mangawhai Central (Estuary Estates.) Near Dargaville, the Trifecta development includes a small new commercial area.

The Commercial zone provides for a wide range of commercial and community activities, including some integrated residential development. Urban design outcomes are sought, including buildings in town centres being built to the road boundary with verandas and display windows to provide a high amenity retail centre for the community.

The plan seeks to ensure the effects of new activities in these areas are compatible with existing activities. Industrial activities, often incompatible with commercial activities, will be limited in the Commercial zone.

How much is changing?



NOT
MUCH

A LOT

Industrial

We're proposing to split industrial activities into heavy and light industrial zones, to limit the detrimental effect heavy industry may have on neighbouring residential properties, and to enable a wider range of compatible development in each zone.

The Heavy industrial zone provides for large-scale

industrial activities where the effects of the activity are potentially significant, like large trucks, noise, lighting, and hours of operation. Sites and buildings in these zones will generally be large and they will be further away from residential zones and other sensitive activities.

The Light industrial zone aims to accommodate a range of activities expected to generate

a lower level of adverse effects and that are compatible with the surrounding zones. Light industrial zones are generally closer to commercial and residential zones.

The industrial area increases by 175.53ha across both industrial zones. Small additional light industrial areas are provided in the Trifecta and Estuary Estates special purpose zones.

Commercial and Industrial Key FAQs

Are the proposed heavy industrial and light industrial zoned areas in the correct location to service the district?

Heavy industrial areas are located separately away from residential and other locations that are likely to be sensitive to heavy industrial effects such as noise and traffic. Heavy Industrial zoned land includes the Silver Fern Farms Meat Processing Plant in Dargaville, the Fonterra Dairy Factory in Maungatūroto, and other suitable areas such as near the Maungatūroto railway station (which anticipates a future rail link to Northport.)

Light industrial areas are located nearer residential and commercial areas, reflecting their more acceptable effects. To service the Mangawhai/ Kaiwaka area, additional light industrial areas are identified north of Kaiwaka and in Hakeru.

Are the identified commercial areas sufficient to service the district?

If fully used, the land zoned for commercial purposes will be sufficient to accommodate the needs of the community. The area proposed for commercial purposes is about 2.5 times greater than the Operative District Plan.

Summary

- Additional commercial and industrial land has been identified to serve the communities across Kaipara.
- Industrial uses split into heavy industrial and light industrial zones, with attention given to suitable location of industrial development
- Urban design to be considered in Commercial zone developments.

**We'd love to hear
your views:**

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