

# Commercial and Industrial Zones

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 our initial draft ahead of the statutory process, scheduled to commence in mid-2023. This Draft District Plan does not have any ‘legal weight’ and the Operative District Plan must continue to be relied upon.

## How much is changing?



NOT MUCH

A LOT



NOT MUCH

A LOT

**The commercial and industrial zones are the areas of economic activity that serve the rural productive area and the needs of the population in the towns and settlements. Commercial activities generally include shops, offices and retail whose scale and design are compatible with pedestrian streetscapes and the surrounding community and residential areas. This District Plan seeks to manage the effects of new activities in these areas, so that they are compatible with these existing activities.**

Many of Kaipara’s commercial centres have developed as business strips along main roads. Mangawhai is developing with three commercial centres, one at the Mangawhai Village, one at Mangawhai Heads and Mangawhai Central at Estuary Estates.

Kaipara has a strong dairy farming, agricultural and horticultural economic base. Industrial activities support the wider rural activity and are important for the community’s social and economic wellbeing. These activities are likely to generate higher noise, odour, ground and water discharges, heavy vehicle movements and dust than other activities in the district.

### What are we proposing?

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 free up valuable land for commercial activities.

The heavy industrial zone would provide for large-scale industrial activities where the effects associated with the activity are potentially more significant, for example, noise, lighting, and hours of operation. Sites in these zones will generally be larger and they will be further away from sensitive environments such as residential zones and sensitive activities.

The light industrial zone aims to accommodate a range of activities that generate a lower level of adverse effects that are compatible with the surrounding zones. Light industrial zones are generally close to commercial and residential zones.

The commercial zone applies to the commercial centres of the district’s larger townships, and smaller blocks of local suburban shops. The zone provides for a wide range of commercial and community activities. Commercial activities would not be encouraged on residential zoned land. Generally, they would be located in commercial zoned land to protect the amenity of the residential area. However, some business activities may be able to be undertaken from home.

The proposed rules for the commercial zones do not differentiate between business activities or activities providing for mixed use development (i.e. residential living upstairs with commercial activities downstairs). Therefore, as drafted, the rules apply to all business activities.

The commercial area increases from 39ha to 93ha, and the industrial area increases from 110ha to 237ha across both the industrial zones.

### How much is changing?

Slight change to commercial areas 3/10.

Quite significant change to industrial areas 6/10.

# Commercial and Industrial Zones

# Key FAQs



Kaipara te Orangahui

**KAIPARA**  
**DISTRICT**

Two Oceans Two Harbours

## Are the identified commercial areas sufficient to service the community?

If fully used, the properties 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.

## Are the proposed heavy industrial and light industrial zoned areas in the correct location to service the intensified rural production areas.

The Fonterra Dairy Factory at Maungatūroto and the Silver Fern Farms Meat Processing Plant in Dargaville are proposed to be changed to Heavy Industry in addition to the Dargaville light industrial area.

The other industrial areas are all identified as light industrial zone.

Additional land has been identified for industry at the railway station in Maungatūroto in anticipation of a future rail link to Northport. To service the Mangawhai/Kaiwaka area an additional industrial area was identified North of Kaiwaka and one in Hakaru.

Overall, the new area for industry activities is proposed to double from the Operative District Plan.

## Summary

- Additional commercial land has been identified to serve the communities across Kaipara
- Industrial uses have been split into heavy industrial and light industrial zones
- Additional industrial land has been identified to provide for more industry across the district.



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

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