



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: 28/06/2025

Submission Reference Number #:100

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

Submitter:

Fiona Stark

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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 100.1

Address:

Petley Road, Paparoa

Mapping layer:

Rural lifestyle zone

Submission:**Submission on Proposed Zoning: Rural Lifestyle Zone – Petley Road Area**

We support the proposal to zone this area as a Rural Lifestyle Zone. However, we **strongly oppose allowing subdivision down to 4,000 m² (1 acre) as a permitted activity**, as this would significantly undermine the rural character and amenity values that draw people to the area.

A 4,000 m² minimum is more appropriate for large-lot urban development near established towns. Petley Road already contains over 70 lots of varying sizes, and any additional subdivision must consider the strain on existing infrastructure in this already under-serviced locality.

Traffic and Road Safety Concerns

The Petley Road/SH12 intersection is already a busy point for residents and school bus pick-up. It lacks turning lanes in both directions and is located just before the crest of a hill in a 100 km/h zone. To reduce accident risk, residents often take wide turns at speed to avoid being rear-ended, as well as to navigate around potholes.

The road is unsealed, poorly maintained, and lacks footpaths or safe pedestrian berms. Increased traffic would further deteriorate the road and increase dust, noise, and safety concerns—contrary to the rural lifestyle intent. Without guarantees that development contributions will be used for road sealing or upgrades, further subdivision will only compound these issues.

Lack of Infrastructure and Services

There are no reticulated services—no mains water, stormwater, or wastewater. Each new lot would need to install individual systems, effectively increasing Council's rate revenue without delivering any corresponding infrastructure or services to residents.

Environmental Impact

The land slopes toward the harbour, meaning water runoff from additional development could negatively impact marine breeding grounds and overall water quality.

Access and Land Productivity

Proposed rules requiring individual road access for each lot will result in long driveways, increasing erosion risk and reducing the amount of productive land available further detracting from the rural feel.

Inappropriate for Rural Localities

Paparoa, Pahi, and Matakoho lack essential services such as early childhood centres, secondary schools, public transport, and a strong commercial base for employment. Densities of this nature are more appropriate for semi-urban areas like Kaiwaka, Mangawhai, or Dargaville, where such infrastructure exists or is planned.

Conclusion

We urge Council to reconsider the proposed minimum lot size and ensure that infrastructure, environmental protection, and community needs are properly addressed before allowing subdivision down to 4,000 m².

Relief sought:

To maintain the character and amenity of the area, we recommend the following:

- **Increase the minimum lot size** for Rural Lifestyle Zone subdivisions to **a minimum of 3 acres (approximately 12,000 m²)**. This would better reflect the rural setting and align with the expectations of current residents who value space, privacy, and a natural environment. Limit the number of small lots created in any one subdivision.
- **Require public notification** for all proposed developments within this zone. This ensures that residents have the opportunity to be informed and to participate in decisions that may affect their community.
- **Assess each development proposal individually**, with specific regard to its environmental and social impacts. Many current residents are actively committed to the restoration of native bush and the health of the harbour. Development should not undermine these ongoing efforts, which contribute significantly to the long-term wellbeing of the area.