



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: 30/05/2025

Submission Reference Number #:12

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

Submitter:

Shara Knight

Contact person and address for service:

Shara Knight
48 Te Tonga Road Paparoa 0594
New Zealand

Electronic address for service: shabrad@hotmail.co.nz

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **N/A**

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 12.1

Address:

48 Te Tonga Road, Matakoho

Submission:

Dear Kaipara District Council,

I am writing to express my strong support for the proposed Rural Lifestyle Zoning, which would allow for the subdivision of land into 4000m² lots.

As a resident of the Kaipara District, I am deeply invested in the long-term prosperity, sustainability, and beauty of our region. The current zoning restrictions, while well-intended, are no longer suited to the growth and development potential Kaipara holds. I believe this proposal offers a sensible and sustainable pathway to progress. Below are the key reasons for my support:

1.Expanded Rating Base and Increased Council Revenue

- The subdivision of land will increase the number of rateable properties in the district, helping to broaden the Council's revenue base.
- A greater number of contributors to the rates system means more funding for essential services, infrastructure upgrades, and community projects.
- This can help reduce the financial burden currently placed on a limited number of property owners.

2.Economic Growth and Community Development

- Rural lifestyle lots are highly attractive to families, retirees, and professionals seeking a balance between rural charm and access to services.
- Development of these lots will stimulate local businesses including trades, retail, and services, generating local jobs and supporting economic resilience.
- A growing population strengthens the viability of schools, healthcare services, and other essential amenities.

3.Maintaining and Enhancing the Natural Environment

- If properly managed, lifestyle zoning encourages thoughtful development that can enhance—not diminish—the visual and environmental appeal of the region.
- Owners of 4000m² properties often invest in landscaping, gardens, and native plantings that improve biodiversity and the aesthetic value of the area.
- Council has the opportunity to apply development guidelines that ensure environmental protections, stormwater management, and the preservation of rural character.

4.Smart, Sustainable Growth

- This zoning strikes a balance between unrestricted rural sprawl and overly dense urban expansion.
- 4000m² lots provide space for self-sufficiency, including home gardens, water tanks, and renewable energy use—aligning with sustainability goals.
- This zoning can support population growth while still respecting the character and heritage of

Kaipara's rural communities.

5.Utilising Kaipara's Potential

- Kaipara is a beautiful, underutilised region with significant potential to grow in a way that maintains its identity while improving quality of life for residents.
- With increased development, Council can justify and fund upgrades to roads, parks, public spaces, and utilities, further enhancing the region for residents and visitors alike.

In closing, I commend the Council for taking a forward-thinking approach to regional planning. I believe the proposed Rural Lifestyle Zoning will bring long-term benefits to Kaipara if implemented with care and community involvement. I urge you to proceed with this proposal and to continue engaging with residents throughout the process.

Thank you for the opportunity to submit my views on this important matter.

Relief sought

I want Council to implement the proposed Rural Lifestyle Zoning to its most fullest extent, for the reasons highlighted above.

Point 12.2

Address:

54 Te Tonga Road, Matakohē

Submission:

Further to my submission relating to 48 Te Tonga Road, Paparoa, I confirm I support Kaipara District Council's proposed re-zoning to Rural Lifestyle in relation to the property at 54 Te Tonga Road, Paparoa.

Relief sought

I want Council to implement the proposed Rural Lifestyle Zoning to its most fullest extent.

Point 12.3

Address:

SH12 Paparoa-Ruawai, Otamatea/Central

Submission:

Further to my submission relating to 48 Te Tonga Road, Paparoa, I confirm I support Kaipara District Council's proposed re-zoning to Rural Lifestyle in relation to the property at Sec 30 SO542878, Te Tonga Road, Paparoa.

Relief sought

I want Council to implement the Rural Lifestyle Zoning to its most fullest extent.