



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: 30/06/2025

Submission Reference Number #:130

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

Submitter:

Peter Bull

Contact person and address for service:

Peter Bull

PO Box 10 Kaiwaka 0542

New Zealand

Electronic address for service: bull_peter@hotmail.com

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?

- **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

- **Yes**

Submission points

Point 130.1

Address:

Tawa Avenue, Kaiwaka

Mapping layer:

Rural lifestyle zone

Submission:

I understand that the proposed DP designates properties to the south-east of the intersection of SH1 and Settlement Road as "Rural lifestyle zone", with the goal of increasing the density of housing development in this area.

I oppose the proposal in its current form because most of the roads in the proposed area (e.g., Tawa Ave, Kiwi Lane, Vista Lane) are private ROWs and unsuitable for higher-density housing. Specifically, many are built from old farm tracks that existed prior to the large subdivision in 2008. They are essentially long driveways that are unsealed, poorly designed, in poor condition in some cases, and some sections are not wide enough to carry traffic in both directions.

Relief sought:

I would support the proposed DP if Council/NZTA were to take over maintenance of the private roads in the proposed rural lifestyle zone, and seal/widen the roads to cope with the future increased housing density and traffic (both construction and residential) in this zone.