



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: 12/06/2025

Submission Reference Number #:21

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

Submitter:

Christopher Carey

Contact person and address for service:

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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

- **N/A**

Submission points

Point 21.1

Address:

1438 Oneriri Road, Kaiwaka

Mapping layer:

General rural zone

Submission:

The development of Purupuru Lane is included in the overall rural zone. I request that this part of the plan be revisited for the following reasons.

There are two other developments of this nature already in close proximity to the Purupuru development that have been classified as rural 'lifestyle' zones: Takahoa Bay and Hinamoki Estate.

The inclusion of Purupuru Lane in a blanket rural zoning does not make sense. The development is already sold as lifestyle blocks and are not on land size that can be deemed to be economically viable as protected farming land but more suitable for sustaining smaller blocks. The Kaipara plan would restrict any further subdivision of the larger blocks in the development.

All along Oneriri Rd there now many small lots from Kaiwaka off Highway One. With Mangawhai expanding its boundaries there is a demand for accommodation and housing and Oneriri Rd offers convenient accessible opportunities for lifestyle developments that doesn't infringe on existing quality agricultural land. The smaller lots also offer opportunities for horticultural development that require smaller land use. The lots sizes in the development currently available are not big enough to economically farm but become a burden to maintain and could get left unmanaged and given the opportunity could be more productive as smaller horticulture blocks e.g olives, fruit, etc.

Oneriri Rd has the advantage that it is easy access to the state highway to deliver horticulture produce and goods to Auckland. For example, we purchased land that had been subdivided from a ten acre to two smaller blocks before the rules changed. We specifically chose that size to grow horticulture products. Any larger would have been unmanageable. This also brings diversity and sustainability to the land use that is predominantly sheep and cattle.

Relief sought:

Change the area of the development of Purupuru Lane to Rural **Lifestyle** in line with other developments in the area. The option to select the map does not offer me that option to choose the whole development so only one property has been selected but I would like the reviewers to view the submission to take in the whole development. It can be noted that the property selected has been subdivided already but since then the developer was unable to make the blocks any smaller.

There are other places in the Kaipara that have a change in designation to rural lifestyle in a rural zone, so it is not unprecedented.