



Kaipara te Orangahui • Two Oceans Two Harbours

Submission Form (Form 5) Submission on Proposed Kaipara District Plan

FOR OFFICE USE ONLY

Date received: 30/06/25

Submitter ID:

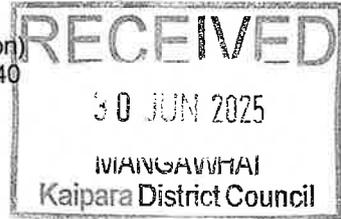
Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai



If you would prefer to complete your submission online, from 28 April 2025 please visit:
www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full Name: Alumita and Ian Patterson **Phone:** 027-909 3165 (Alumita)
0274942269 (Ian)

Organisation*: _____
* the organisation that this submission is made on behalf of

Email: typhoon49@xtra.co.nz

Postal Address: 46 Whakapirau Road Maungaturoto RDI
Kaipara **Postcode:** 0583

Address for Service: name, email and postal address (if different from above):

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

- I could not gain an advantage in trade competition through this submission; or
- I could gain an advantage in trade competition through this submission.
- If you have ticked this box please select one of the following:**
- I am directly affected by an effect of the subject matter of the submission
 - I am not directly affected by an effect of the subject matter of the submission

Signature: [Signature] **Date:** 30.6.25

(Signature of person making submission or person authorised to sign on behalf of person making the submission)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

- I **do not** wish to be heard in support of my submission; or
- I **do** wish to be heard in support of my submission; and if so,
- I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

SUBMISSION ON PROPOSED KAIPARA DISTRICT PLAN OPPOSING REZONING OF 46 WHAKAPIRAU ROAD, MAUNGATUROTO

TO: Kaipara District Council
FROM: Ian Patterson and Alumita Patterson
PROPERTY: 46 Whakapirau Road, Maungaturoto
DATE: 26/6/2025

EXECUTIVE SUMMARY

We **STRONGLY OPPOSE** the proposed rezoning of 46 Whakapirau Road from its current rural zoning. This submission demonstrates that the proposed rezoning is:

- Inconsistent with the area's established character and land use patterns
- Contrary to community expectations and property rights
- Unsupported by adequate infrastructure
- Detrimental to environmental and cultural values
- Economically unjustified and potentially harmful to property values

1. BACKGROUND AND CONTEXT

1.1 Property Details

Address: 46 Whakapirau Road, Maungaturoto

Current Use: Residential/Rural

Site Characteristics: Aprox.2 acres, domestic buildings. Sloping from main road down to water flow area.

Surrounding Land Use: Predominantly rural and lifestyle residential properties

1.2 Proposed Rezoning

The Proposed District Plan appears to rezone this property from Rural to Heavy Industrial, which fundamentally changes the permitted activities and development potential in a manner inconsistent with the area's character.

2. GROUNDS FOR OPPOSITION

2.1 INCONSISTENCY WITH AREA CHARACTER

The Whakapirau Road area is established as a peaceful rural-residential corridor. The proposed rezoning ignores:

- Existing land use patterns: Properties along Whakapirau Road are predominantly used for rural lifestyle living, small-scale farming, and residential purposes
- Community character: The area is valued for its tranquil, rural atmosphere and proximity to Whakapirau Beach

- Historical development: The corridor has evolved organically as a rural lifestyle area serving Maungaturoto

Evidence from surrounding properties:

- Multiple lifestyle properties on large sections (4-9 hectares)
- Established residential dwellings and lifestyle blocks
- Tourism and recreational activities (proximity to Whakapirau Beach)
- Small-scale agricultural activities consistent with rural lifestyle living

2.2 INFRASTRUCTURE INADEQUACY

The proposed rezoning fails to consider infrastructure limitations:

Road Network

- Whakapirau Road is a rural road not designed for intensive development
- Limited width and carrying capacity
- No provision for increased traffic volumes that would result from industrial or intensive development
- Safety concerns for existing residents, particularly families with children

Utilities and Services

- Limited reticulated services: No indication of adequate water, wastewater, or stormwater infrastructure
- Power supply constraints: Rural power supply may be inadequate for industrial activities
- Emergency services access: Remote location limits emergency response capabilities

2.3 ENVIRONMENTAL AND NATURAL CHARACTER IMPACTS

The rezoning threatens significant environmental values:

Coastal Proximity

- 25m coastal marine area setback requirements (RLZ-S3/HIZ-S4) demonstrate the sensitive coastal environment
- Whakapirau Road provides access to coastal areas of high natural value
- Risk of contamination and degradation of Kaipara Harbour waters

Natural Landscape

- The area's rural character contributes to the natural landscape values of the Kaipara Harbour
- Industrial development would create visual pollution inconsistent with the coastal environment
- Loss of open space and vegetation that characterizes the area

2.4 REVERSE SENSITIVITY EFFECTS

The proposed rezoning creates inappropriate land use conflicts:

If rezoned to Heavy Industrial:

- **Noise, dust, and odour** impacts on established residential properties
- **24-hour operations** incompatible with residential amenity
- **Traffic conflicts** between heavy vehicles and residential users
- **Property value impacts** on surrounding rural lifestyle properties

If rezoned to Rural Lifestyle with inappropriate density:

- **Over-intensification** beyond the area's carrying capacity
- **Cumulative effects** of increased development pressure
- **Loss of rural character** that attracts residents to the area

2.5 ECONOMIC IMPACT AND PROPERTY RIGHTS

Property Value Impact

- Diminished amenity will reduce property values for existing residents
- Changed character removes the rural lifestyle appeal that underpins property values in the area
- No compensation provided for loss of established property rights and expectations
- Possible rates cost increase from rural to heavy industrial, while still been used rural.

Economic Justification Lacking

- No demonstrated need for additional industrial land in this location
- Alternative sites available in more appropriate locations with better infrastructure
- Tourism impact: Industrial development could harm the area's tourism potential (beach access, rural character)

2.6 CULTURAL AND COMMUNITY VALUES

The rezoning fails to recognize important community values:

Established Community

- Long-term residents chose the area for its rural character and lifestyle opportunities
- Strong community connections and networks
- Investment in properties based on reasonable expectations of continued rural character

Cultural Landscape

- The rural landscape has cultural significance for both Māori and European heritage
- Traditional land use patterns should be respected
- Connection to Kaipara Harbour and coastal resources

3. PLANNING LAW AND POLICY ANALYSIS

3.1 Resource Management Act Requirements

The proposed rezoning fails to meet RMA requirements:

Section 5 - Sustainable Management

- Not sustainable: Industrial development in a rural-residential area lacks sustainability
- Future generations: Compromises the ability of future generations to enjoy rural amenity
- Integrated management: Fails to integrate with surrounding land uses

Section 6 - Matters of National Importance

- Natural character: Industrial zoning threatens natural character of coastal environment
- Outstanding landscapes: Rural landscape values would be compromised
- (f) Historic heritage: Risk to cultural landscape values

Section 7 - Other Matters

- (c) Amenity values: Significant adverse effects on established amenity
- (f) Quality of environment: Reduction in environmental quality for residents

3.2 National Policy Statement Conflicts

NPS for Highly Productive Land (where applicable)

- Productive land protection: If the land contains productive soils, industrial zoning may conflict with protection requirements
- Reverse sensitivity: Proposed zoning may create reverse sensitivity effects on surrounding agricultural activities

3.3 District Plan Objectives and Policies

The rezoning conflicts with the Proposed District Plan's own objectives:

Rural Lifestyle Zone Objectives

- RLZ-O2: The rural lifestyle character would be compromised by inappropriate zoning
- RLZ-O3: Development should not compromise rural activities

Strategic Direction

- "Simple and enabling" should not mean inappropriate zoning that harms established communities
- Community wellbeing is threatened by incompatible land use changes

4. ALTERNATIVE SOLUTIONS

- 4.1 Retain Current Rural Zoning

- Most appropriate option: Maintains established character and land use patterns
- Existing rights: Allows continued rural lifestyle and small-scale agricultural use
- Flexibility: Rural zoning provides adequate development opportunity within appropriate limits

4.2 If Rezoning Deemed Necessary

- Rural Lifestyle Zone: Only if essential, with strict controls on density and scale
- Special provisions: Include specific rules to protect area character
- Heritage overlay: Consider heritage landscape protection

4.3 Better Locations for Development

Industrial development: Direct to existing industrial areas with appropriate infrastructure

Residential development: Focus on areas closer to Maungaturoto township with better services

5. RELIEF SOUGHT

I respectfully request that the Kaipara District Council:

1. REJECT the proposed rezoning of 46 Whakapirau Road and surrounding properties
2. RETAIN the current rural zoning that reflects established land use patterns
3. UNDERTAKE further consultation with affected landowners before considering any zoning changes
4. ASSESS infrastructure capacity before proposing development-enabling zonings
5. CONSIDER heritage landscape protection for the Whakapirau Road corridor
6. DIRECT intensive development to more appropriate locations with adequate infrastructure

6. CONCLUSION

The proposed rezoning of 46 Whakapirau Road represents poor planning that:

- Ignores established community character and expectations
- Lacks adequate infrastructure support
- Threatens environmental and cultural values
- Creates inappropriate land use conflicts
- Fails to meet Resource Management Act requirements

This submission demonstrates that the rezoning is inappropriate, unjustified, and contrary to sound planning principles. The current rural zoning should be retained to protect the established rural lifestyle character that defines the Whakapirau Road area.

I request the opportunity to be heard in support of this submission and to present further evidence if required.

Submitted by:
Alumita Patterson and Ian Patterson
46 Whakapirau Road
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28/6/2025

 (Alumita Patterson)

 (Ian Patterson)