

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

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: Penelope Patricia Pirrit and David James Pirrit

Phone: 0274 517 665

Organisation:

(*the organisation that this submission is made on behalf of)

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Postcode: 0571

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



Date: 24 June 2025

(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

Submissions by David Pirrit and Penelope Pirrit

138 Petley Rd, R.D 1 Paparoa 0571

1) The specific provisions of the Proposed Plan that my submission relates to are:	(2) My submission is that:	3) I seek the following decisions from Kaipara District Council.
Chapter/Appendix/Schedule/Maps Subdivision	Objective/policy/rule/standard/overlay SUB-S1.7 Rural Lifestyle Zone - Allotments must have a minimum net site area of 4,000 m2	Reasons The minimum net site area of 4,000m2 is too small and will not achieve the objectives and policies of the Rural Lifestyle zone, particularly RLZ-01, RLZ-02 and RLZ-P1. The proposed District Plan zones large areas of land currently zoned Rural to Rural Lifestyle around small settlements such as Pahi and Paparoa indicating that the reason for the rezoning is that those areas are close to services and commercial activities, have good access to the state highway and are already fragmented into smaller size allotments. For the areas proposed to be zoned Rural Lifestyle near Paparoa the access to commercial and service activities is very limited and cannot be compared to other larger (and previously identified growth That in the Rural Lifestyle Zone there is a nuanced approach to minimum allotment size with 4,000m2 being the minimum on land in the

		areas) urban settlements such as Maungaturoto and Dargaville. There may be good access to the State Highway network but for the road we live on - Petley Rd-access is via a very dangerous intersection with limited visibility. While it is acknowledged that there has been fragmentation of former farms around Paparoa/Pahi, that fragmentation has been generally in the 2-4hectare size rather than what is being proposed. Taking Petley Rd as an example the proposed minimum size for subdivision would create: * a loss of the current rural character * significantly increased traffic on a narrow, no-exit, metalled road with a dangerous intersection with the state highway * loss of primary production activity viability - although the Rural Lifestyle objectives and policies refer to small scale primary production occurring there is limited opportunity with only 4,000m2. * potential increase in complaints to Council due to the conflicts between increased residential activity and existing primary production activities. Kaipara Council appears to be out of sync with surrounding Councils'	zone within a 1km radius of a general residential zone or commercial zone, and everywhere else (i.e. beyond the 1km radius) in the zone having a minimum allotment size of 2 hectares.
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			provisions for Rural Lifestyle (or Countryside Living) zones with: * Whangarei District Council subdivision rules for Rural Lifestyle being - An average of 2 hectares and a minimum size of 4,000m² - so that to achieve that minimum there would have to be sites within a subdivision that are well in excess of 2 hectares. * Far North District Council - Rural Lifestyle zone minimum is 4 hectares (Controlled Activity) or 2 hectares (Discretionary Activity). * Auckland Council Countryside Living Zone - Subdivision is a DA and there is a nuanced approach in minimum sizes depending on location - but most areas have a 2-hectare minimum. Kaipara District Council's blanket approach of a 4,000m² size minimum throughout the Rural Lifestyle zone is imposing almost large lot residential type development on areas that are at some distance from the nearest village, have poor/unsafe roading access, and which still have an existing subdivision pattern of sites generally 2-4 hectares. It would be preferable for the district plan to take a more nuanced view of how to provide for residential growth in the	
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Rural Lifestyle Zone	RLZ-R3 Minor Residential Unit b. The building has a maximum GFA of 90m excluding decks and any garage or carport	Oppose	district – by either providing for Large Lot Residential within a 1 km radius on existing general residential zones and lifting the Rural Lifestyle zone minimum allotment subdivision rules to 2 hectares or by providing a more nuanced approach to minimum allotment size within the Rural Lifestyle zone where any subdivision of land which is beyond a 1km radius from an existing settlement has a minimum allotment size of 2 hectares. Central Government has recently announced that "granny flats" or minor residential units up to 70m2 will not require a Building or RMA consent. It would be sensible for KDC to reflect that size to avoid confusion. In addition, garages should be included within the maximum GFA calculation as many morph into rooms used for sleeping and other residential activities overtime.	Amend RLZ-R3 b. to have a maximum size of 70m2 and include garages within the GFA calculation.
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