



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: 23/06/2025

Submission Reference Number #:42

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

Submitter:

Birgit Rahm

Contact person and address for service:

Birgit RAHM
232 Petley Road RD1 Paparoa 0571
New Zealand

Electronic address for service: birgitrahm@gmail.com

Attachments:

submission Birgit Rahm June 2025 KDS proposed district plan.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

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 42.1

Section: Rural Lifestyle Zone

Sub-section: Objectives

Provision:

RLZ-O1 Land use activities

Support / Amend / Oppose: Oppose

Submission:

Petley Rd – Zone change

I would like to oppose the proposed zone change especially for the area along Petley Rd, Merrill Rd. (Petley Rd Peninsula)

Petley Rd Peninsula is a unique area within the Kaipara in that it is already essentially a rural area with the smallest blocks being between 3 and 7 acres. There are some larger blocks as well. All in all there are about 48 titles on this peninsula. Some of these blocks are being used for rearing livestock (mainly beef and sheep)/orchards/market gardening as well as providing housing. Most are owner occupier with very few rental properties. The area is classed as high producing exotic grassland with pockets of indigenous and deciduous forests.

CHARACTER OF AREA:

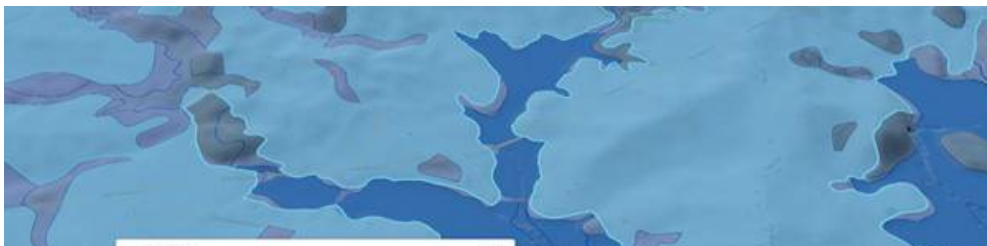
The change to rural lifestyle would allow even the smaller blocks to be cut up into even smaller lot sizes (1 acre) and the population density would increase significantly. This would change the area's fundamental character.

More intense housing would impact the farming operations that are currently still in place on the larger blocks. There would be complaints about farming noises (machinery, farm animals, odours). This might force farmers to cease operation.

By definition on the Kaipara council website, Rural Lifestyle zoning is supposed to be an area closer to an urban area (e.g. Dargaville and Mangawhai), however the Petley Rd peninsular is 50kms to Dargaville and 42kms to Mangawhai. The closest shop is the Paparoa store, but it has a limited range of produce and is relatively expensive.

PRODUCTIVITY:

The area is classed as high producing exotic grassland and is ideal for raising cattle and sheep. It also has some very productive orchards (Olive groves). Highly productive land is important and must be protected. The central government is looking at introducing legislation to stop developing productive land being fragmented into residential (including lifestyle) areas.





EMPLOYMENT OPPORTUNITIES

At the moment employment opportunities in Paparoa/Matakohe is very limited. The employment opportunities has remained stable over the years, yet the population has increased significantly.

INFRASTRUCTURE:

- The infrastructure on Petley Rd is currently a metal (dust) road and already there are dust problems, unsafe road sides/wells/potholes etc.
- Electricity supply to the peninsula is tenuous and in need of upgrading. Outages happen often.
- Every household is responsible for its own sewage system, some of these are a bit older. The newer ones require a 500m² effluent field.
- Each house has its own water collection system. In this dry summer quite a few households ran out of water, require water transportation from as far afield as Dargaville and Ruakaka.
- There is no broadband fibre to the area, most houses are having to opt for the more expensive wireless options or satellite options.
- There is currently no postal delivery to the end of Petley rd. NZ Post will not extend the rural postie run.
- The entrance from SH12 is unsafe, its being used not for bus pick up and drop offs from all over the area, not just Petley Rd. Potholes, dangerous intersection.
- Only one road in and out – no alternative road should there be a slip/tree down/accident.
- More residences will negatively impact on roads that are not designed for higher traffic volumes (very narrow roads). This will impact safety along this road.
- Emergency services are far away (16kms for the nearest ambulance, which is not manned 24/7),
- No Police are stationed in the area
- No public transport available except for school buses
- Very limited medical facilities (2 days a week),
- No pharmacy
- No public kindergarten
- Limited library facilities
- Very little other services such as a restaurant, café only open Thu – Sun.
- No footpaths/cycle paths
- No street lights

ENVIRONMENTAL IMPACT:

In KDC's own words (from fact sheet): "Inappropriate development in the mapped coastal environment may compromise the natural character and quality of the coastal environment. Development can place additional pressures on coastal environments, and the preservation and protection of these resources. Inappropriate development adjacent to the coastline may restrict public access to and along the coastal environment."

Petley Rd is a peninsula that juts into the Kaipara Harbour. More intense housing may increase the chance of surface flooding, less silt control and sewage control that will affect the health of this harbour. The Kaipara Harbour is New Zealand's largest enclosed estuary and the second largest harbour in the world and is a nursery area for fish and sharks. The Harbour is vulnerable to being silted up, mangroves are taking over. Further residential development will compromise the harbour.

If the blocks were any smaller than they are now, there is great potential for overgrazing (increases silt flow to harbour), since most people will still want to have some animals on their land. I would also suggest that we would get more conflict – smaller properties with dogs next to rural land with livestock. No yard to deal with stock.

The geology of the Petley Rd peninsula is tricky (geological chaos), with clay over limestone in some areas and in some areas just river sand (the blue stuff). Houses in this area are prone to movement. This is witnessed on a small scale if you look at the fence lines and power lines which look like they are constantly moving.

Some areas on this peninsula are prone to slips. Plantings have been done to prevent this, some of these are historical, some more recent.

Geo tech reports of some blocks show that there are very limited building sites available. Cutting up the land further will make finding suitable building sites even more difficult.

Impact studies and/or business cases have not been done by the council to understand the impact of changing the zone. This is why a business case for an integrated approach needs to be done before the zone changes. Is the new zone appropriate or even possible? Does the plan meet the future environment plan as well as the funding and development delivery? Who pays for the work and the mitigation?

The KDC has proposed Petley/Pahi/Matakohe and some areas in Tinopai are to be changed to Rural lifestyle. However all of these areas do not have water/wastewater/fibre services, so essentially making each landowner responsible for these essential services and the council just demanding a development fee but not having to do much in return. It feels a bit like the council are going to use this area like a cash cow because it is a pleasant area to live in.

Relief sought

My submission would be to leave Petley RD as RURAL GENERAL with no option to subdivide to 4000m² blocks. Other areas in the Kaipara may be more suited to housing intensification – e.g. around Dargaville, Maungaturoto, Kaiwaka, Mangawhai and parcels of land closer to Paparoa village centre, e.g. Manaaki circle behind the showgrounds (walking distance to the village). Before any zone change is actioned a detailed impact study must be performed. Is the new zone appropriate or even feasible, who pays for the new infrastructure and the necessary mitigation for environmental pressure on the harbour/environment?

Petley Rd – Zone change

I would like to oppose the proposed zone change especially for the area along Petley Rd, Merrill Rd. (Petley Rd Peninsula)

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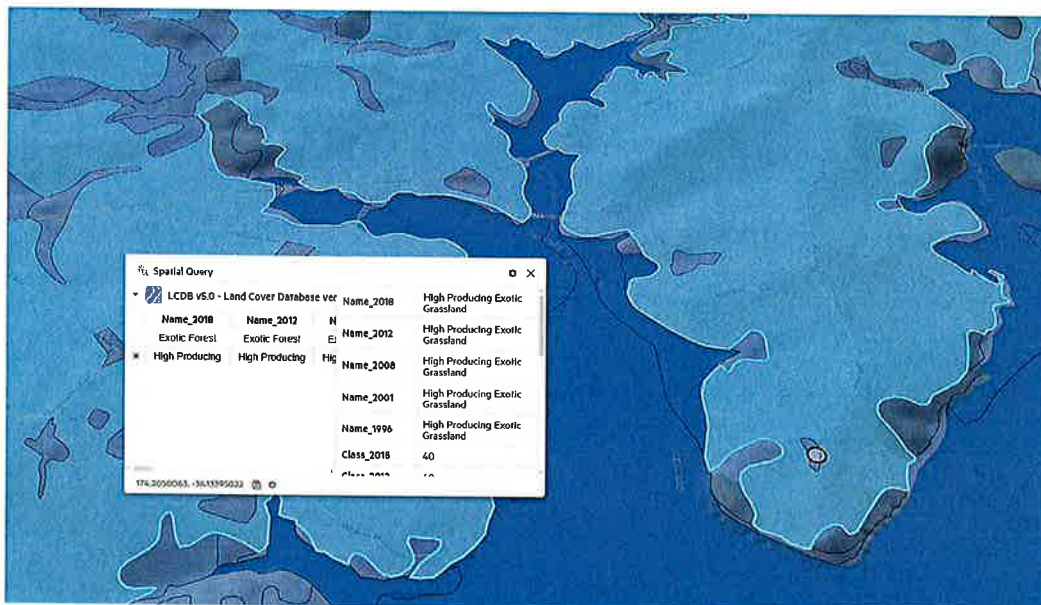
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