



Kaipara te Orangahui • Two Oceans Two Harbours

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## 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:** 24/06/2025

**Submission Reference Number #:**54

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

**Submitter:**

Murray Foster

**Contact person and address for service:**

Murray Foster  
19 Nurse Cavell Lane Paparoa 0571  
New Zealand

**Electronic address for service:** murray.foster@fieldco.co.nz

**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

- **No**

## Submission points

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### Point 54.1

**Address:**

89 Doctors Hill Road, Maungaturoto

**Submission:**

Road access good, short distance to SH. suitable building sites.

**1. Excellent Access and Connectivity**

The property has strong road access with long road frontage and is located a short distance from the State Highway, making it ideal for lifestyle development. This proximity ensures convenient travel to nearby towns while preserving the rural character of the area.

**2. Suitable Building Sites Available**

The land offers multiple suitable building platforms that are well-positioned for residential development. These sites provide opportunities for low-density housing while maintaining open space and rural aesthetics.

**3. Efficient Infrastructure Accommodation**

The proposed lots can be designed to accommodate existing power line corridors and identified flood-prone areas. By clustering development appropriately, the overall number of lots can be reduced while still utilizing the land efficiently and responsibly.

**4. Strong Demand for Lifestyle Sections Near Town**

There is demonstrated demand for lifestyle sections close to town, particularly for those seeking a semi-rural environment with urban conveniences nearby. Rezoning would help meet this market need and support local housing supply without significant infrastructure expansion.

**5. Noise Sensitivity Addressed by Existing Covenant**

While the area includes a noise-sensitive designation, this is already managed through an existing covenant. This legal mechanism ensures that future development will be compatible with noise management requirements, avoiding potential land use conflicts.

**6. Balanced Growth and Rural Character Preservation**

The proposed Rural Lifestyle zoning allows for managed growth that complements the surrounding rural environment. It provides opportunities for rural-residential living while ensuring that land use remains compatible with both environmental features and existing infrastructure.

**Relief sought**

Change zoning of 89 Doctors Hill Road from Rural Zoning to Rural Lifestyle zoning