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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:** 29/06/2025

**Submission Reference Number #:**87

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

**Submitter:**

Laura Allen-Andrews

**Contact person and address for service:**

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**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

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### Point 87.1

**Section:** Rural Lifestyle Zone

**Sub-section:** Objectives

**Provision:**

**RLZ-O2                Rural lifestyle character and amenity values**

**Support / Amend / Oppose:** Oppose

**Submission:**

Hi there I would like to make a submission on the changes to the Kaipara district plan.

A few points that raise a concern for me are the following:

With the changes to minimum size for rural lifestyle zone to 4000sqm and a building site area of 1000sqm, allowing additional dwellings of a granny flat size. I would like to mention though I am not opposed to allowing additional small sized dwellings, I am opposed to the minimum size for rural lifestyle zoning.

Particularly noting the areas on the Kaipara district plan, where the rezoning has chosen areas such as Pahi peninsula, Petley Road and Tinopai that all run off into the Kaipara Harbour. I believe there has not been a comprehensive impact environmental study to look at the longterm effect of such intensification on the land bordering the Kaipara harbour and what significance this could have on the health of our beautiful harbour which has drawn many to the area.

With the increase in potential housing for these particular areas, I imagine the increase in more hard surfaces and less absorbant areas for rainfall to soak into when experiencing heavy downfalls, would likely lead to a possible increase in flow of sediment into the harbour.

As we are located in an area known to be prone to slips and movement of land ( a problem for current dwellings) there is a possiblity that this instability could increase, which may lead to increased deterioration of our roads, which have been, to date undermaintained in our part of the Kaipara.

I am not against growth for our area, but I do note that with the possible projected growth, there is a lack of services to service the increase of potential residents.

With the current district plan, I ask why has the commercial area not been increased in Paparoa? thus allowing more services to move in to accomodate these residents?

Considering the current council has chosen to walk away from the long standing problem with the sewerage issue within the commercial zone in Paparoa township, my confidence in the council choosing to make changes for the longterm benefit of the residents is at a all time low. With programs to increase the water quality in and around the Kaipara harbour it amazes me, they are complacent in allowing sewerage to flow out into our tidal rivers, holding back the success of programs such as the whitebait project in Paparoa, just to name one.

Another concern, which is a contentious one for all that live on our rural roads that fall under KDC domain, whether they live down tarsealed or metal roads, is the lack of upkeep.

We have owned our property in Pahi since 2010 and over those 15 years the slip that has taken out the left side lane ( sth bound ) to Pahi wharf has yet to be fixed. With increased traffic on our roads from new residents from future developments, what shall happen to the state of our already failing roads?

So in conclusion without knowing the long term effect for our area, I am against the current proposed minimum sizing of 4000sqm for the Rural Lifestyle zone.

**Relief sought**

Provide a comprehensive independant party impact study to the environment and health of the Kaipara

Harbour. Not to be carried out by a company that financially benefits from the increase in housing developments

Increase the budget allocation for the maintenance to our infrastructure and services in the Otamatea Kaipara area to accomodate potential growth.

Re examine the size of commercial zoning for Paparoa.