

THE PLANNING  
COLLECTIVE

**Further Submission on Proposed Kaipara District Plan**  
Clause 7 of Schedule 1, Resource Management Act 1991 (Form 6)

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To: Kaipara District Council (via email: [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz))

**1. FURTHER SUBMITTER DETAILS**

**Name of Further Submitter:** Stephanie Fay Paxton-Penman, owner of Lot 101 Franklin Road, Paparoa (legally described as Lot 101 DP 541551)) (Submitter number **344**)

This is a further submission on the Proposed Kaipara District Plan ("PKDP").

**2. ELIGIBILITY TO MAKE A FURTHER SUBMISSION**

**Stephanie Fay Paxton-Penman** is a person who has interest in the proposal greater than the interest that the general public has as they are owners of land and users of resources directly affected by plan provisions.

**3. HEARING OF SUBMISSION**

Stephanie Fay Paxton-Penman does wish to be heard in support of her submission and will consider presenting a joint case at a hearing with others if they make a similar submission.

Yours sincerely

Burnette O'Connor

The Planning Collective Limited

*(person authorised to sign on behalf of submitter)*

Date: 15<sup>th</sup> December 2025

**Address for Service:**

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FURTHER SUBMISSION

FS95.1

Name of original submitter	Original submitter number	Original Submission Point number	Support or Oppose	Reasons for supporting or opposing	I seek that the whole (or part) of the submission be allowed (or disallowed)
Murray Foster	29	29.1	Oppose	<p>We oppose the submission insofar that it seeks to retain the proposed Rural Lifestyle zone at 101 Franklin Road – but do not oppose the overall ‘spirit’ of the submission where it recognises that the wider land zoning should be re-zoned to support the evolving needs of the community and sustainable growth objectives.</p> <p>It is recognised that the original submitter was not aware of the submission lodged seeking rezoning for the land at 101 Franklin Road.</p> <p>The original submission (submitter number 344) contained a review of the Kaipara District Spatial Plan which identified Paparoa as a Service Town. The Spatial Plan process involved engagement with the local community, and ‘recommends unlocking land along Franklin Road for residential development’.</p> <p>Spatially, the site provides a natural inclusion to the future built form of Paparoa with defensible boundary lines. Zoning the land as General Residential now, will ensure growth opportunities for Paparoa given its proximity to planned motorway projects. Zoning the land now will also ensure the land is not compromised by inefficient Rural Lifestyle development.</p> <p>Planned growth and development better achieves the relevant provisions of the Regional Policy Statement, National Policy Statements and the purpose and principles of the RMA.</p>	<p>Allow the retention of the wider area of Rural Lifestyle zoning around Paparoa – but disallow its zoning to 101 Franklin Road and allow this to be re-zoned to General Residential, based upon the merits originally provided as submitted by Stephanie Fay Paxton-Penman.</p>

				The benefits of zoning the land General Residential outweigh the costs, in line with s.32 of the RMA; it is the most appropriate use of the well located and connected site.	
<b>FS95.2</b>	Bradley Knight	72	72.1	Oppose	<p>We oppose the submission insofar that it seeks to retain the proposed Rural Lifestyle zone at 101 Franklin Road – but do not oppose the wider submission of the zoning for sites to Rural Lifestyle surrounding 101 Franklin Road. We support the statement that Paparoa is growing and is a dynamic community with immense potential.</p> <p>It is recognised that the original submitter was not aware of the submission lodged seeking rezoning for the land at 101 Franklin Road.</p> <p>Our reasons for this are set out in response to submission point 29.1.</p>
<b>FS95.3</b>	Christopher Rea	79	79.1	Oppose	<p>We oppose the submission insofar that it seeks to retain the proposed Rural Lifestyle zone at 101 Franklin Road – but do not oppose the wider submission seeking zoning of sites surrounding 101 Franklin Road to Rural Lifestyle. We support the statement that the area [Paparoa] would benefit from an increased population to support vitality and revitalization of the local Paparoa community, is supported and the zoning sought in the Submission, will better achieve that outcome.</p> <p>Our reasons for this are set out in response to submission point 29.1.</p>
<b>FS95.4</b>	P Hames & L Jones	201	201.2	Oppose	<p>We oppose the submission insofar that it seeks to retain the proposed Rural Lifestyle zone at 101 Franklin Road – but do not oppose the wider submission of the zoning for sites to Rural Lifestyle surrounding 101 Franklin Road. We oppose the statement</p>

			<p>regarding limited infrastructure – particularly given that the original Submission by Stephanie Paxton-Penman provided a technical memo to confirm that infrastructure would not be impacted as a result of the site at 101 Franklin Road to be zoned General Residential.</p> <p>It is recognised that the original submitter was not aware of the submission lodged seeking rezoning for the land at 101 Franklin Road.</p> <p>Our reasons for this are set out in response to submission point 29.1.</p>	
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