

Additional Evidence of Further Submitter Brian Jones FS152
Rezoning of Albatross Alley, Poseidon Way & Weka Street Ahipara
12 September 2025

I wish to respond to Per Lugnet's hearing evidence of 9 June 2025.

My evidence contained here is additional to my earlier submission FS152.1. I continue to oppose the rezoning of this land.

Mr Lugnet submitted an email dated 9 June 2025 and an "Engineering Suitability Report for New Subdivision" Ref 12372 dated 22 March 2021. My response to his evidence is as follows.

1.0 Existing Infrastructure

Mr Lugnet states in his email that he has already constructed infrastructure for this land. It was noted however by submitters at the previous RC hearing (2300507-RMACOM) that footpaths and street signage were not completed to the requirement of the subdivision consent.

There are also issues with wastewater which I comment on below.

It would be remiss of Council to allow intensified housing in an area with substandard infrastructure.

2.0 Wastewater Capacity

The "Engineering Suitability Report for New Subdivision" Ref 12372 does not properly address wastewater capacity. It assumes that the sites can be connected to the existing public network. The report contains no capacity calculations for the downstream wastewater pipes or pumping station.

I note that the decision on RC application 2300507-RMACOM refused Stage 1 subdivision approval on the ground of various considerations including unavailability of wastewater services.

I have noticed that the Weka Street wastewater pumping station has issues and is undergoing very frequent maintenance.

3.0 Affordable Housing

Mr Lugnet incorrectly states in his email that his rezoning proposal would provide affordable housing.

Existing sites in the Weka Street subdivision have generally been purchased by land speculators. Only a small minority of the sites have been developed by the original purchasers.

I attach current real estate listings for lots 14 and 16 Albatross Alley. The asking prices are \$235,000 and \$220,000 respectively. These prices will not result in affordable housing. The listing for Lot 14 Albatross states that the site is suitable for a beach house.

Affordable housing should be provided in neighbourhoods with good access to jobs, services and transportation. Ahipara is a quite isolated settlement and doesn't provide these resources.



Listed: Mon, 12 May

Your Coastal Escape is Calling

Lot 14 Albatross Alley, Ahipara, Far North, Northland

Asking price \$235,000

804m² Land

Property type	Section
Capital value (CV)	\$205,000
Agency reference	HREK464

Ready to build your dream beach house? This 804sqm flat section in Albatross Alley is just waiting for you to make it your own. Tucked at the end of a quiet cul-de-sac, it's the perfect spot for a laid-back, beachy lifestyle.

Whether you're thinking about building your dream home or bringing in a relocatable, this site is ready for whatever you have in mind.

You're just a short stroll from the beach and a kids' park, and only 15km from Kaitaia for everything you need. Pak n Save, Mitre 10, banks, schools, hospitals... plus a dairy, fish and chip shop, bottle shop, and a school all in Ahipara. Pretty handy, right?

Ahipara is famous for its awesome waves, sunshine, and fishing-whether you're surfing, chilling on the beach, or enjoying the great outdoors, this place has it all.

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Open home times
No times scheduled

[Request a viewing](#)

Map



Listed: Mon, 24 Mar

Picture your Dream build here!
Lot 16 Albatross Alley, Ahipara, Far North, Northland

Asking price \$220,000

800m² Land

[Video](#)

Property type	Section
Capital value (CV)	\$205,000
Agency reference	HREK466

Tucked away in a quiet cul-de-sac, Lot 16, Albatross Alley, Ahipara offers 800 sqm of land with amenities already on-site, ready for you to bring your vision to life.

Enjoy the safe and family-friendly surroundings, where kids can ride their bikes freely-just like the good old days! Plus, you're just minutes from some of Ahipara's best attractions:

Kaitaia Golf Course - perfect for a round with stunning coastal views

Kid-friendly park - a great spot for the little ones to play

90 Mile Beach - an endless playground for fishing, surfing, and adventures

Located just 15km from Kaitaia township, where you'll find essential amenities like Kaitaia Hospital, Pak'nSave, Mitre 10, banks, and local stores. Plus, Ahipara Primary School is right

[Show more](#) +

Open home
times
No times
scheduled

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Map

Lot 16 Albatross Alley, Ahipara
Asking price \$220,000

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