

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name:

Phone:

Organisation:

*(*the organisation that this submission is made on behalf of)*

Email:

Postal address:

Postcode:

Address for service: name, email and postal address *(if different from above):*

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

I could not gain an advantage in trade competition through this submission; or

I **could** gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

I am directly affected by an effect of the subject matter of the submission

I **am not** directly affected by an effect of the subject matter of the submission

Signature:



Date:

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

I **do not** wish to be heard in support of my submission; or

I do wish to be heard in support of my submission; and if so,

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Submission on Proposed District Plan Change: Opposition to Rezoning of Oneriri Road, Including Takahoa Bay and Hinamoki Estates

To Kaipara District Council

I strongly oppose the proposed rezoning of parts of Oneriri Road, including Takahoa Bay and Hinamoki Estates, from *Rural Zone* to *Rural Lifestyle Zone* (RLZ). This change would allow the minimum lot size to reduce from 12 hectares to 0.4 hectares — introducing high-density housing into an area intentionally developed for low-density rural living.

We intentionally choose to live in this District for the quite rural lifestyle, and protentional this proposed change would affect this enormously.

This proposal is inappropriate for several other reasons:

1. Inconsistent with RLZ Policy

RLZ is intended for areas *closer to urban centres with access to services and transport*. Oneriri Road is 8–10km from Kaiwaka, accessed via a narrow, winding road, a single-lane flood-prone bridge, and a hazardous SH1 intersection. The area is not suited to higher-density traffic or development, particularly with no confirmed SH1 bypass.

2. Environmental and Ecological Risks

Takahoa Lake is a DOC-managed Government Wildlife Reserve and home to species such as the Australasian bittern, longfin eel, and royal spoonbill. These species are sensitive to noise, runoff, and habitat disturbance — all of which would increase with development.

Unstable soils, existing land slumping, and runoff into the Kaipara Harbour present serious environmental concerns, contradicting RLZ objectives to protect natural features and avoid urban-scale development.

3. Inadequate Infrastructure

The private infrastructure in Takahoa Bay and Hinamoki was not built to handle high-density development. Internal roads, stormwater, and septic systems are already under strain. Further intensification would require expensive upgrades and increase the risk of pollution and environmental degradation, especially to the Kaipara Harbour.

4. Reverse Sensitivity and Rural Incompatibility

This is a working rural area. Introducing more lifestyle dwellings would create land-use conflicts, including potential complaints about noise, odour, and farm activities. RLZ Policy

4 calls for adequate separation between rural activities and lifestyle blocks – not ad hoc intensification inside established rural communities.

5. Planning Integrity and Precedent

The proposal undermines the District Plan's integrity by enabling higher density in an area far from services and without prior identification as a growth node. There is no evidence of unmet demand for lifestyle blocks here, and many existing properties remain unsold. Allowing this change could set a damaging precedent across the district.

6. Cultural and Archaeological Significance

Takahoa Bay and Hinamoki hold significant cultural value for Te Uri o Hau and contain numerous archaeological sites. Intensive development risks damaging these taonga and would not uphold Treaty obligations of protection and partnership.

7. Conflict with Society Rules and Unjustified Rates Impact

Covenants at Takahoa Bay and Hinamoki restrict subdivision. Rezoning would push up property values and rates based on perceived development potential, unfairly penalising current residents. With many unsold sections already on the market, adding more supply in a low-demand area is unnecessary and harmful.

8. Contradiction of Climate Resilience Principles

Kaipara District Council's *Climate Smart Strategic Framework* and *Climate Action Plan* prioritise resilience and adaptive planning. Yet this proposal increases population density on a flood-prone, single-access peninsula with poor emergency egress – the opposite of climate-smart planning.

- Emergency access is limited to one vulnerable road and bridge.
- Infrastructure is ill-equipped to handle more wastewater or runoff.
- Community-led adaptation is lacking - no planning or consultation has been done with mana whenua or residents about safe future development.
- Precedent: Approving this rezoning undermines council's credibility and other communities' trust in the integrity of its climate commitments.

In conclusion, this rezoning proposal:

- Contradicts RLZ policies on location, infrastructure, and rural character
- Threatens sensitive wildlife and the Kaipara Harbour
- Poses reverse sensitivity and infrastructure issues

- Disrespects the cultural, archaeological, and historical significance of the area
- Conflicts with Kaipara District Council's climate strategy and common sense

This appears to be an opportunistic move that sacrifices community, cultural values, and environmental protection in favour of theoretical growth.

I urge Council to decline this proposal and retain the existing Rural zoning for Oneriri Road, Takahoa Bay, and Hinamoki Estates.

Yours sincerely,

Liz Woodward
66 Manu Drive