

## 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](mailto: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](http://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:** Michael Khalil & Scott Kidd

**Phone:** 0225430459

**Organisation:**

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

**Email:** mikey.khalil@gmail.com & sreecek@gmail.com

**Postal address:** 52 Manu Drive, Kaiwaka

**Postcode:** 0573

**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:** MKhalil SKidd

**Date:** 6/29/25

(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

<b>(1)</b> The specific provisions of the Proposed Plan that my submission relates to are:		<b>(2)</b> My submission is that: <i>(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)</i>		<b>(3)</b> I seek the following decisions from Kaipara District Council. <i>(Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)</i>
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	

Add further pages as required – please initial any additional pages

## Meagan Walters

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**From:** Scott Kidd <scottrkidd2@gmail.com>  
**Sent:** Sunday, 29 June 2025 8:10 pm  
**To:** District Plan Review  
**Cc:** Mike Khalil  
**Subject:** Submission on Proposed District Plan Change.  
**Attachments:** Kaipara Submission.pdf  
  
**Importance:** High

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### Opposition to Rezoning: Oneriri Road, Including Takahoa Bay and Hinamoki Estates

To: Kaipara District Council

We strongly oppose the proposed rezoning of parts of Oneriri Road — including Takahoa Bay and Hinamoki Estates — from *Rural* to *Rural Lifestyle Zone (RLZ)*. Reducing minimum lot sizes from 12ha to 0.4ha would allow high-density subdivision in an area intentionally developed for low-density rural living.

This proposal is inappropriate for the following reasons:

#### 1. It Contradicts RLZ Policy

RLZ zoning is designed for land near townships with access to services and transport. Oneriri Road is remote, with poor access via a narrow winding road, with a flood-prone single-lane bridge, and unsafe intersection with SH1. This is not a suitable location for intensified development.

#### 2. It Threatens the Local Environment

Takahoa Lake is a DOC-managed wildlife reserve and habitat for species such as the bittern, longfin eel, and royal spoonbill. Increased noise, runoff, and land disturbance would put these taonga at risk. The area is already prone to erosion and runoff into the Kaipara Harbour — further development only compounds that risk.

#### 3. Infrastructure Can't Support It

Takahoa and Hinamoki's internal roads, stormwater systems, and wastewater infrastructure were not designed for higher density. Intensification would require major upgrades and could lead to environmental harm if systems fail — especially near waterways.

#### 4. It Introduces Land-Use Conflict

This is a working rural area. More lifestyle blocks will inevitably lead to complaints about farming activity. RLZ Policy 4 calls for clear separation between rural and lifestyle zones — not intensification inside rural communities.

### **5. It Undermines Sound Planning**

The area is not a designated growth zone and already has unsold sections available. This plan lacks strategic justification and sets a poor precedent, weakening the District Plan's integrity and opening the door to ad hoc, speculative development elsewhere.

### **6. It Disrespects Cultural and Archaeological Values**

This land holds deep significance for Te Uri o Hau and includes known archaeological sites. Development risks damage to these cultural treasures and fails to reflect Te Tiriti o Waitangi principles of protection and partnership.

### **7. It Conflicts with Covenants and Will Raise Rates Unfairly**

Both Takahoa and Hinamoki have subdivision restrictions in place. Rezoning would inflate land values and rates based on speculative potential, penalising current landowners. With low buyer demand, further subdivision is neither needed nor fair.

### **8. It Ignores Climate Resilience Principles**

The peninsula has a single vulnerable access point, limited emergency routes, and no coordinated adaptation planning. Increasing population density here directly contradicts Kaipara's Climate Action Plan and undermines community resilience.

#### **In summary:**

This proposal disregards planning policy, threatens ecological and cultural values, stresses infrastructure, introduces land-use conflict, and runs counter to climate-smart development. It prioritises short-term opportunity over long-term integrity.

We urge Council to reject this rezoning and retain *Rural* zoning protections for Oneriri Road, Takahoa Bay, and Hinamoki Estates.

Yours sincerely,

Scott & Mike

**Scott Kidd & Mike Khalil**  
**52 Manu Drive**  
**Kaiwaka**