

## 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:**

**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

<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

## Submission on Proposed District Plan Change: Opposition to Rezoning of Oneriri Road and Takahoa Bay Estate

### To Kaipara District Council

We vehemently object to the proposed rezoning of parts of Oneriri Road, including Takahoa Bay Estate, from *Rural Zone* to *Rural Lifestyle Zone* (RLZ) for the impacts of it will create on our current lifestyle which we bought into many years ago.

Our reasons are as listed below:

1. As a resident of Takahoa Bay we have developed our 10,000sqm (1 Hectare) site in accordance with the master planning of the development which was signed off/agreed by KDC. Our building platform at the time in our understanding was limited to that determined by KDC where we built in good faith. Where we have built, presents us with no viable opportunity to subdivide based on the significant investment we have out laid with our property. Should the plan change go through and subsequently we are required to pay more rates based on the increase land value will we be compensated and/or receive a rates reduction based on our unfeasible opportunity to subdivide?
2. The covenants on our site prevent us from legally subdividing so we are at a loss to understand why we are to be included in the up zoning which is not permitted under our current structure. Was this picked up by your officer's through their due diligence when they were determining the proposed changes? If so, how was this considered in terms of our constraints?
3. Will we be compensated for the increased burden on existing infrastructure on our private development which was designed for 50 house lots which KDC signed off on. At time of proposed subdivision will development contributions be afforded our development for increases in demand placed on our existing facilities. (Roading, boat ramp, tennis court etc)
4. Is there an impact assessment in terms of the effects of increased house lots on the natural environment and existing infrastructure?
5. The proposal undermines the District Plan's integrity by enabling increased 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. Based on the RLZ is intended for areas *closer to urban centres with access to services and transport*. Takahoa Bay on 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.

Potentially the proposal as framed looks opportunistic by KDC in that it will increase their rating base due to the value uplift in land values. This increase, however, cannot realistically be realised, therefore we are being penalised as a rate payer who have in our circumstances acted legally and in good faith with KDC over the past 20 years.

Having had a general meeting with other residents within our development it was apparent that the large majority were opposed to the proposed land change (acknowledging there are those that do not live here who could understandably welcome the change that could increase their land value for sale). There are likely to be opportunities along Oneriri Road where a more favourable, willing farmer/landowner would welcome the proposed plan change? Should you not seek out those opportunities rather than make a blanket decision as you are proposing against unwilling communities (Takahoa). In terms of horizontal infrastructure apart from energy supply there is no provision (three waters/roading is private) that has been designed to accommodate increased growth.

**Although there is an obvious increase to land values, in our opinion, the community where we live feel this is secondary to why we purchased and decided to live here in the first instance. Appreciating the position of KDC we consider there are parts of Kaipara that would welcome the changes as proposed and would encourage you to seek these out.**

**We oppose the plan change and thank you for the opportunity to submit on this.**

Yours sincerely,

**Richard and Kerrie Hughes**  
236 Takahoa Bay Road

Takahoa