

## 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:** Anneliese Allen

**Phone:** 021770291

**Organisation:**

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

**Email:** anneliese@acit.co.nz

**Postal address:** 7B Pa Road, Kaiwaka

**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:** Anneliese Allen

Digitally signed by  
Anneliese Allen  
Date: 2025.06.30  
08:24:45 +12'00'

**Date:** 6/30/25

(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	
		Oppose in full	Please see attached document	Please see attached document

Add further pages as required – please initial any additional pages

## **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.

I disagree with the changes for a number of reasons:

#### **Inadequate Infrastructure**

The private infrastructure in Takahoa Bay and Hinamoki was not built to handle high-density development. Internal roads and stormwater already struggle to cope with the more extreme weather events that are becoming increasingly common.

#### **Civil Defence Risks**

Oneriri Road has a single point of entry and exit from the peninsular and already services around 800 residents. In the case of an emergency or evacuation, having additional dwellings on this road worsens an existing choke point. The road is already poorly serviced and maintained and the increased traffic (particularly during any building) would add stress to a road that is barely coping with the current traffic levels.

#### **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.

#### **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.

#### **Conflict with Society Rules and Unjustified Rates Impact**

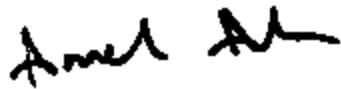
Covenants at Takahoa Bay and Hinamoki restrict subdivision. Rezoning would push up property values and rates based on perceived development potential, unfairly penalising current residents. With many unsold sections already on the market, adding more supply in a low-demand area is unnecessary and harmful. It would also increase the perceived value of farm land in the area adding increase costs for rates and services with no measurable increase in revenue from the land.

### **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.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anneliese Allen', with a stylized flourish at the end.

**Anneliese Allen**

7B Pa Road, Takahoa