

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: MICHAEL DANTON JONES

Phone: 029770081

Organisation: N/A

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

Email: micky.danton@gmail.com

Postal address:

21A MARINE PARADE, HERNE BAY, AUCKLAND

Postcode: 1011

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

AS 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:

30/6/25

(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

See attached

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) 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>		(3) 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 (INCLUDING TAKAHOA BAY AND HINAMOKI
ESTATES)**

DEAR KAIPARA DISTRICT COUNCIL

I lodge my opposition to the proposed rezoning of parts of Oneriri Road from Rural Zone to Rural Lifestyle Zone (RLZ), which would allow a reduction in minimum lot size and introduce the risk of high-density housing into an area which has intentionally been developed for the opposite – namely, low-density rural living.

This proposal appears to be an opportunistic revenue based initiative not one that adds quality to the area or environment, out of step with Council's stated values.

My reasons for opposing are numerous, and include:

1. RLZ Policy not aligned

The proposal is inconsistent with RLZ policy.

RLZ is intended for areas *closer to urban centres with access to service. and transport.*

That does not apply here. The affected part is a fair distance way from Kaiwaka, and separated from Kaiwaka by rural land, and can only be accessed via a vulnerable, narrow , winding road, with:

- A dangerous entry and exit point. It spills out onto a SH1 at a dangerous and difficult to navigate intersection, which even at current low use is a real hazard – both turning in and turning out . It would show scant regard for safety to support increased density along this road.
- A single-lane flood-prone bridge.
- An unpoliced railway crossing

2. Contradictory with Climate Resilience Principles

Kaipara District Council's *Climate Smart Strategic Framework* and *Climate Action Plan* prioritise resilience and adaptive planning.

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.
- Approving this rezoning undermines council's credibility and other communities' trust in the integrity of its climate commitments.

3. Inadequate Infrastructure

The private infrastructure in Takahoa Bay and Hinamoki is 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. Environmental Risks

Takahoa Lake is a DOC-managed Government Wildlife Reserve. It is home to species such as the Australasian bittern, longfin eel, and royal spoonbill. These species are sensitive to noise, runoff, and habitat disturbance. Existing residents are sensitive to this concern. More intense development threatens this.

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.

I submit that Council must decline this proposal.

Yours sincerely,

Michael Jonas
4B Kotare Road