

## 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

## Meagan Walters

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**From:** Takahoa Bay <takahoa.bay@gmail.com>  
**Sent:** Monday, 30 June 2025 10:42 am  
**To:** District Plan Review  
**Cc:** melanie@stratatitle.co.nz; lizwoodwardnz@gmail.com  
**Subject:** District Plan Submission from Takahoa Bay Society  
**Attachments:** Proposed District Plan Form 5\_Society submission.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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### **Submission on Proposed District Plan Change – Opposition to Rezoning of Oneriri Road** From: Takahoa Bay Society Committee

On behalf of: Society members of Takahoa Bay

To Kaipara District Council,

We write on behalf of the Takahoa Bay Society and our 50 members, who have authorised the committee to make this submission on behalf of the society, to formally oppose the proposed rezoning of a section of Oneriri Road, including Takahoa Bay, from *Rural Zone* to *Rural Lifestyle Zone (RLZ)*.

Takahoa Bay (along with neighbouring Hinamoki Estate) was intentionally developed as a low-density rural community. Our structure, ethos, and governing rules reflect a shared commitment to preserving open space and rural values. The proposed rezoning is fundamentally at odds with this vision.

Legally binding covenants, in place as between all 50 members of the Takahoa Bay Society, effectively prohibit members from subdividing their properties. Also, any zoning changes would require a formal constitutional amendment. This is a complex, time-consuming, and costly legal process involving full society consultation and legal oversight. It is not only impractical but also contrary to the founding principles of our community.

The shared private infrastructure within Takahoa Bay - including internal roads, stormwater systems, and general maintenance - was never designed for high-density development. Additional housing would place unmanageable strain on these systems and significantly increase both financial and operational burdens for the Society and its members.

In addition, more septic tanks would pose a risk to water quality, particularly in the Kaipara Harbour, which is already under pressure. The farm land is highly slip-prone and regularly experiences land movement during heavy rain events, raising serious concerns about the safety and suitability of intensification in this location.

Our community borders a Department of Conservation-managed conservation area and is home to endangered and at-risk species. Takahoa Bay also contains significant cultural and archaeological sites. Intensification risks compromising these sensitive ecological and cultural values.

We do not believe the proposal aligns with Kaipara District Council's own Climate Change Policy and would place additional pressure on Oneriri Road residents, particularly during severe weather events. Oneriri

Road is a long, narrow, single-access route with known vulnerabilities. Intensification would increase risks to resident safety and reduce community resilience.

We are also concerned that the proposed rezoning could result in inflated land valuations and increased rates based on the perceived potential to subdivide — despite subdivision being prohibited under our rules. This could create an inequitable situation where residents are effectively rated out of their homes, without any actual change in development rights. The Takahoa Bay farm and shared community areas are already subsidised by members, and further rate increases could threaten the long-term sustainability of our shared community model.

The Takahoa Bay Society Committee submits this objection on behalf of our members, many of whom have also submitted individually. The proposed rezoning is incompatible with our legal structure and infrastructure capacity, and it is clearly at odds with Council's own planning and environmental policies.

We respectfully request that Kaipara District Council decline the proposed rezoning of Oneriri Road, including Takahoa Bay.

Yours sincerely,

Liz Woodward  
Committee Member  
On behalf of the Takahoa Bay Society Committee

Please find our submission information attached via pdf