

## 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.

0274364585

**Full name:**

**Phone:**

0274364585

**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.

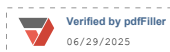
**If you have ticked this box please select one of the following:**

☐

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:** *D L Smith*

**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, Including Takahoa Bay and Hinamoki Estates**

**To Kaipara District Council from David Smith, 12 Kotare Road, Kaiwaka**

I strongly oppose the proposed rezoning of parts of Oneriri Road, including Takahoa Bay and Hinamoki "farm park" developments from Rural Zone to Rural Lifestyle Zone (RLZ). — This new Zone would introduce higher density subdivision into areas intentionally developed for lower-density rural living. These areas of the proposed zone have been developed under strict Resource Consents agreed with KDC and should not now be revisited by Council.

**I believe this proposal is inappropriate for several reasons:**

### **Inconsistent with existing Zoning**

There are no reticulated services apart from power that would be put under severe strain if the Zoned area increased in population. Access roads would also be compromised.

### **Inadequate Infrastructure**

For example the private infrastructure in Takahoa Bay and Hinamoki is not built to handle higher density development. Takahoa has no wastewater provisions. There are visible signs of siltation of stormwater. Densification will place greater demand on drains and roads will need to be widened and rebuilt.

### **Disproportionate Rate increases**

Takahoa Bay development and others have Covenants and restrictions on further subdivision. While these can be changed many sites have physical restrictions precluding subdivision. The new zoning however will see higher rating to the detriment of those who can't subdivide.

### **Potential Commercial Demand.**

The area of land proposed exceeds the present residential area of Kaiwaka. Potentially the additional population will lead to a dairy, vape shop and others at the entrance to the Hinamoki farm park. Not an exciting prospect.

### **Conclusion.**

For the reasons above and my personal disappointment should this proceed. When making the choice of Takahoa Bay to retire from the rigors of Auckland we anticipated and subsequently have been delighted by the existing farm park demographic and shudder at the thought of significant densification. I am of the opinion this rezoning should not proceed.