

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: Graham Ross

Phone: 0220925588

Organisation:

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

Email: 1987swoss@gmail.com

Postal address: 32 Kowhai Ridge Road, Kaiwaka

Postcode: 0573

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

22a Lloyd Ave, Mt Albert 1025

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

G A Ross

Digitally signed by G A Ross

Signature:

Date: 2025.06.30
13:13:32 +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

(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 Kaipara District Council District Plan Change: Opposition to Rezoning of Oneriri Road and Takahoa Bay

I strongly oppose the proposed rezoning of parts of Oneriri Road, including Takahoa Bay Estate from *Rural Zone* to *Rural Lifestyle Zone* (RLZ). This change would allow the minimum lot size to reduce to 0.4 hectares and introduce high-density housing into an area intentionally developed for low-density rural living.

This proposal is inappropriate for several reasons:

1. Inconsistent with RLZ Policy

RLZ is intended for areas *closer to urban centres with access to services and transport*. Takahoa Bay is about 10km from Kaiwaka, accessed via a narrow, damaged winding road, a single-lane flood-prone bridge, and has a hazardous SH1 intersection. The area is not suited to higher-density traffic or development.

2. Environmental and Ecological Risks

RLZ objectives to protect natural features and avoid urban-scale development are contradicted by environmental concerns including unstable soils, existing land slumping, and runoff into the Kaipara Harbour.

Takahoa Lake is a DOC-managed 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 increased housing.

3. Inadequate Infrastructure

The private infrastructure in Takahoa Bay was not built to handle high-density development. Internal roads, stormwater, and septic systems are already under strain. Further intensification would require expensive roading upgrades and increase the risk of pollution and environmental degradation, especially to the Kaipara Harbour.

4. Reverse Sensitivity and Rural Incompatibility

RLZ Policy 4 calls for adequate separation between rural activities and lifestyle blocks – not ad hoc intensification inside established rural communities. Takahoa Bay is in a working rural area. Introducing more lifestyle dwellings would create land-use conflicts, including potential complaints about noise, odour, and farm activities.

5. Demand

There is no evidence of unmet demand for lifestyle blocks at Takahoa Bay, for example many existing properties remain unsold.

6. Cultural and Archaeological Significance

Takahoa Bay holds 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.

7. Conflict with Society Rules and Unjustified Rates Impact

Takahoa Bay covenants 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.

8. Conclusion

In conclusion, this rezoning proposal:

- Contradicts RLZ policies on location, infrastructure, and rural character
- Threatens sensitive wildlife and the Kaipara Harbour
- Poses reverse sensitivity and infrastructure issues
- Disrespects the cultural, archaeological, and historical significance of the area
- Conflicts with Kaipara District Council's climate strategy and common sense
- It sacrifices community, cultural values, and environmental protection in favour of theoretical growth

I urge Council to decline this proposal and retain the existing Rural zoning for Oneriri Road and Takahoa Bay Estate.

Yours sincerely,



Graham Ross
32 Kowahi Ridge Road