

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

1 of 4

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: Peter Liddle

Phone: 021 500 735

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

Email: peterliddle52@gmail.com

Postal address: 39 Manu Drive Kaiwaka

Postcode: 0573

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:



30 June 2025
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: (include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)		(3) I seek the following decisions from Kaipara District Council. (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.)
Chapter/Appendix/ Schedule/Maps	objective/policy/rule/ standard/overlay	Oppose/support (in part or full)	Reasons	
Beyond my pay grade.				
			Please refer to the attached letter	
			re Onerahi Rd	District Plan Rezoning

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**).

I understand that this change would reduce the minimum lot size from 12 hectares to 0.4 hectares — potentially introducing higher-density housing into an area intentionally developed for low-density rural living.

I understand that the Takahoa Bay Society Incorporated (**TBSI**) has already made a joint submission on behalf of me and the other 49 members of TBSI.

My specific concerns include:

1. Inconsistent with RLZ Policy

I understand that the RLZ is intended for areas closer to urban centres with access to services and transport. Other proposed re-zoning areas are adjacent to denser population centres (Kaiwaka, Paparoa, Tinopai, Maungatoroto etc). That is understandable.

However, the affected section of Oneriri Road is 8–10km from Kaiwaka, accessed via a narrow, winding road, a single-lane bridge, with a tricky SH1 intersection. This area is not suited to higher-density traffic or development, particularly with no confirmed SH1 bypass.

2. 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.

3. Planning Integrity and Precedent

The proposal undermines the District Plan's integrity by enabling higher density in an area far from existing services such as wastewater and storm water systems. There is no evidence of unmet demand for lifestyle blocks here and many existing properties remain unsold.

Allowing this change could set a damaging precedent across the district.

4. Unintended Consequences

Legally binding covenants and the Rules of the TBSI at Takahoa Bay effectively prohibit subdivision on the 50 privately owned Lots. In addition, there are conservation covenants over 21 of the 50 Lots. The conservation covenant over our property (Lot 8) covers 49.4% of the 5.336 ha that we own.

Rezoning these Takahoa Bay lots would likely push up the KDC-derived property values based on perceived development potential, when such development cannot occur. Increased values are likely to lead to increased rates, even though no subdivision of our lots can be done. That is unfair and wrong.

5. Practical Difficulties Outside Takahoa Bay

The KDC proposed rezoning, leading to an increase in population, this far from the Kaiwaka township, could have significant detrimental effects on a single-access peninsula.

- ☐ Emergency access/egress is limited to one vulnerable road and bridge.
- ☐ Infrastructure is ill-equipped to handle more wastewater or runoff.
- ☐ Contradicts RLZ policies on location, infrastructure, and rural character
- ☐ Threatens sensitive wildlife and the Kaipara Harbour
- ☐ Conflicts with Kaipara District Council's climate strategy and common sense

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

Yours sincerely,

Peter Liddle

39 Manu Drive

Kaiwaka 0573