

**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:** *Susanne Marie Belin*

**Phone:** *021 242 5212*

**Organisation:**

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

**Email:** *barry\_belin@windows live . com*

**Postal address:** *42 A PA RD*

*KAIWAKA*

**Postcode:** *0573*

**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:** *30 June 2025*

(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

# **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). This change would allow the minimum lot size to reduce from 12 hectares to 0.4 hectares — introducing high-density housing into an area intentionally developed for low-density rural living.

This proposal is inappropriate for several reasons:

### **1. Dangerous SH1 Intersection**

The current speed limit of 60kms contributes to a dangerous exit and entry point between SH1 and Oneriri Road. Increasing the number of vehicles relying on that intersection when NZTA refuse to lower the limit or make that intersection safe, is increasing the inevitable that a serious incident will occur.

### **2. Silted Kaipara Harbour**

Unstable soils, existing land slumping, and runoff into the Kaipara Harbour have already led to high silt levels in our harbour. Current measures by council agencies to police compliance falls well short of adequate control now. They are unlikely to cope with an increased work load. I personally advised compliance officer of illegal dumping of soil – still sits there 6 months later.

### **3. Infrastructure limitations**

The private nature of the existing infrastructure in Takahoa Bay and Hinamoki was designed for the limited number of properties as per their resource consents. It is unlikely that those same consent conditions would be allowed under current rules and certainly would be under great strain if density is increased

### **4. Unsold Land blocks**

A considerable number of land blocks already subdivided under current rules, remain unsold. Some have been on the market in excess of 12 months. This area is not “East Coast” beaches and will not suit those who are looking for a Mangawhai alternative.

With the planning around a new State Highway it makes sense to have high density growth close to the access points.

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

Yours sincerely,

**Sue and Barry Belin (42 Pa Rd Kaiwaka)**