

**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:** Tatiana Burn

**Phone:** 0224631732

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

**Email:** tatscook@gmail.com

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**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:** 6/27/25

(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

TB



34 Manu Drive  
Kaiwaka  
Northland 0573  
Phone: 0224631732

27<sup>th</sup> June 2025

**Submission on Proposed District Plan Change – Opposition to Rezoning of Oneriri Road, including Takahoa Bay and Hinamoki Estates, from Rural to Rural Lifestyle Zone**

I strongly oppose the proposed rezoning of a section of Oneriri Road, including Takahoa Bay and Hinamoki Estates, from Rural Zone to Rural Lifestyle Zone (RLZ), which would reduce the minimum lot size from 12 hectares to 0.4 hectares.

This proposal would introduce a pocket of high-density housing into an established rural community. It is inconsistent with Kaipara District Council's RLZ objectives and policies, poses environmental and infrastructure risks, and threatens the values and character of the area.

**1. Inconsistency with RLZ Objectives and Policy Intent**

Kaipara District Council's RLZ policy clearly states that the zone is to be:

*"Concentrated in appropriate locations, closer to urban areas with good access to services and transport networks."*

The area proposed for rezoning fails to meet these criteria. It is approximately 8 to 10 kilometres from Kaiwaka township and is accessed only via a narrow, winding rural road (Oneriri Road), which includes a flood-prone single-lane bridge and connects to State Highway 1 via a hazardous intersection.

This location lacks proximity to services, has poor transport infrastructure, and is not suited to increased traffic volumes. With no confirmed timeline for the proposed SH1 bypass, further intensification in this area would compromise safety and functionality for both residents and those using the state highway.

**2. Environmental Sensitivity and Ecological Incompatibility**

Takahoa Lake is a Department of Conservation-managed Government Wildlife Reserve and habitat for endangered and at-risk species, including the Australasian bittern (matuku hūrepo), longfin eel (ōrea), shortfin eel (tuna hinahina), royal spoonbill (kōtuku ngutupapa), and common bully (toitoi). These species are highly sensitive to increased noise, disturbance, and runoff — all of which would result from residential intensification.

The surrounding landscape features unstable soils and slumping landforms, and drains into the Kaipara Harbour — a nationally significant estuarine ecosystem already under threat from sedimentation and nutrient overload.

The RLZ policy calls for:

*"Areas of indigenous vegetation, natural features and open space" and "an absence of urban scale development."*

This proposed rezoning contradicts RLZ Objectives 1 and 2 (RLZ-O1, RLZ-O2) and Policy 1 (RLZ-P1), which aim to maintain low-density development and protect ecological and rural amenity values.

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### 3. Reverse Sensitivity and Infrastructure Limitations

The introduction of a high-density residential zone within an operational rural area brings with it reverse sensitivity risks. RLZ Policy 4 (RLZ-P4) recognises this and seeks to ensure appropriate buffers and separation between lifestyle development and primary production.

Moreover, the shared private infrastructure within both Takahoa Bay and Hinamoki Estates — such as internal roads and stormwater systems — was not designed for increased housing density. There is no urban-scale infrastructure in place, and the costs and logistical challenges of retrofitting services such as wastewater, stormwater, and roading would be significant and, in many cases, prohibitive.

### 4. Strategic Growth and Planning Integrity

The RLZ is intended to provide for smaller rural lots in areas that:  
*“Are already fragmented” and “close to services and commercial activities.”*

This area does not meet those criteria. Hinamoki and Takahoa Bay Estates were intentionally developed as low-density rural communities, and there is no evidence of unmet demand for lifestyle subdivision in this location. This is in contrast to identified growth areas such as Mangawhai, Paparoa, or Maungaturoto, which are closer to services and have a higher degree of existing development.

Approving this rezoning would appear ad hoc, undermine the integrity of the District Plan, and set an undesirable precedent for similar applications in inappropriate rural areas.

### 5. Community Values and Rural Character

Takahoa Bay Estate and the wider Oneriri Peninsula have developed as intentional low-density rural communities. Residents value the peaceful, open landscape and the opportunity to live in harmony with nature.

The RLZ is intended to *“protect the rural lifestyle amenity”* (RLZ-O2, RLZ-P1). Introducing intensified development in this location would erode the very character the zone was created to safeguard.

### 6. Cultural and Archaeological Significance

Takahoa Bay and Hinamoki are of significant historical, spiritual, and cultural importance to Te Uri o Hau. Takahoa Bay Estate alone contains 21 archaeologically recognised sites. Increasing housing density and associated earthworks would place these taonga at unacceptable risk and would not uphold Te Tiriti o Waitangi principles of protection and partnership.

### Conclusion

This proposed rezoning:

- Contradicts RLZ policy objectives regarding location, infrastructure, and rural character
- Threatens endangered wildlife and ecologically sensitive areas, including a government-managed reserve and the Kaipara Harbour
- Will create reverse sensitivity issues and impose unmanageable infrastructure demands
- Undermines intentional planning and community expectations for low-density rural living
- Disrespects the cultural and historical significance of the land

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I respectfully urge Kaipara District Council to decline the proposed rezoning and retain the existing Rural zoning for Oneriri Road, Takahoa Bay, and Hinamoki Estates, in recognition of the area's unique environmental, cultural, and rural values.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'T Burn', with a long, sweeping flourish extending to the right.

Tatiana Burn

Handwritten initials 'TB' in dark ink, located in the bottom right corner of the page.