

2 July 2025

To Kaipara District Council

I am writing in **support of the proposed rezoning** of parts of Oneriri Road — including Takahoa Bay and Hinamoki Estates — from **Rural Zone to Rural Lifestyle Zone (RLZ)**. Allowing the minimum lot size to reduce from 12 hectares to 0.4 hectares reflects a realistic and forward-looking response to lifestyle living trends, housing demand, and the need for more flexible land use options in the district.

Reasons for support:

1. **Better Alignment with Changing Land Use Patterns**
The shift from purely agricultural land use to a mix of rural and lifestyle living is already occurring across many parts of the district. Formalising this change through rezoning provides clear guidance for landowners and developers and helps prevent fragmented or inconsistent development outcomes.
2. **Opportunity for Managed Growth**
By enabling smaller lot sizes in this area, the Council supports gentle rural intensification without resorting to urban-scale development. The RLZ zoning allows for growth while maintaining the rural character, helping to meet demand for rural lifestyle blocks in a controlled way.
3. **Efficient Use of Existing Land**
Many of the current 12-hectare blocks are underutilised or difficult to manage for individual owners. The proposed rezoning offers a more practical and efficient use of land, enabling people to live rurally without the burden of managing large properties.
4. **Potential for Local Economic Benefits**
Smaller blocks encourage new residents, trades, services, and investment in the area — stimulating the local economy and bringing vitality to rural communities. This can support everything from local contractors and businesses to infrastructure upgrades over time.
5. **Balanced Environmental Management**
With appropriate planning controls, the RLZ can still protect sensitive ecological features, including wetlands and wildlife habitats. Subdivision under RLZ can be guided to avoid critical areas and include best-practice land management and sustainable design.
6. **Supporting Climate Adaptation through Diversity**
Spreading development more broadly across the district reduces pressure on coastal or urban fringe areas. Managed lifestyle growth, even in flood-prone or remote zones, can be designed with resilience in mind, especially if infrastructure and emergency access are progressively upgraded.
7. **Respect for Property Rights and Future Flexibility**
Many landowners in the area have signalled interest in subdividing or transitioning their land use. Allowing the rezoning gives these owners a choice while still subjecting any development to council approval, environmental oversight, and relevant covenants.
8. **Smaller lot sizes can bring new families, improve social cohesion, and revitalise rural areas that might otherwise struggle with population decline or aging demographics. The RLZ zoning supports a mix of lifestyles while still protecting core rural values.**

In summary, this proposal:

- Reflects evolving land use trends in rural New Zealand
- Encourages managed, low-impact growth
- Offers flexibility for landowners while retaining planning oversight
- Can protect the environment through responsible subdivision
- Supports local economic development and housing choice

I believe this plan change is a positive step for the future of the Oneriri Peninsula and the wider Kaipara District. With careful implementation, the rezoning will provide a balanced outcome that respects both community needs and the natural environment.

I fully support the proposed zoning change and encourage Council to proceed.

Ngā mihi

Dipak Patel 

Dipak and Jade Patel