

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:

Phone:

Organisation:

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

Email:

Postal address:

Postcode:

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:

(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

Meagan Walters

From: Liz Woodward <lizwoodwardnz@gmail.com>
Sent: Wednesday, 18 June 2025 12:36 pm
To: District Plan Review
Subject: District Plan Submission

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

You don't often get email from lizwoodwardnz@gmail.com. [Learn why this is important](#)

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.

Not only would it ruin what is unique about this area, 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 (but likely 15–30 years away), 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.

Many of the sections at Hinamoki already struggle to find a suitable building platform and every time we have a heavy rainfall event, new parts of the Takahoa Bay farm slip due to unstable soils that aren't coping. Any new developments will likely incur expensive geotech requirements, pushing up the cost of building due to the soil types and issues.

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. Soil types again mean higher concentrations of septic tanks especially would be a risk for the Kaipara Harbour, which undermines the work we are doing to protect it via Kaipara Moana Remediation planting programmes.

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. Council would, in my mind, be better off allowing further subdivision on suitable portions of farms with water views (which seems to be the driving factor) so similar communities or gated estates can be created rather than piggy-backing off what is already established and working well.

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 more intensified development in this location would erode the very character the zone was created to safeguard. Like many of our neighbours, we purposely chose to move to Takahoa Bay over Mangawhai due to the lack of development (or potential of it) and quiet community. Many residents between Takahoa Bay and Phillips Road already feel like they are ‘living in a fish bowl’ with houses overlooking each other. Creating higher-density housing areas undermines this and the character of the area.

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.

7. Society Rules and Rates

Both Takahoa Bay and Hinamoki estates have covenants or society rules prohibiting further subdivision. Rezoning the area would mean that rates will automatically rise with the perceived ability to subdivide and create a situation where many (including us) would be rated out of our property.

Oneriri Road already has a large number of properties for sale, including in both Takahoa Bay and Hinamoki – and they are very slow to sell. Why create more subdivision in an area that is already not selling?

8. Climate Resilience and Emergency Access

Kaipara District Council has committed through its Climate Smart Strategic Framework (Kaipara Ki Tua) and Climate Action Plan to make climate resilience a central consideration in land-use planning, infrastructure, and community development.

These policies require Council to proactively reduce risks from extreme weather events, ensure emergency accessibility, and support long-term adaptive planning for vulnerable communities.

Rezoning the Oneriri Road area for higher-density development in the face of growing climate risk is short-sighted and fundamentally at odds with Kaipara District Council’s own climate policies. Any growth in this area must be carefully planned and informed by community-led adaptation strategies — not driven by ad hoc zoning changes. It is not responsible, fair, or climate-smart to increase the population of a flood-prone, single-access peninsula with poor infrastructure and limited emergency access. The proposal should be declined on these grounds alone.

The proposed rezoning of Oneriri Road directly contradicts those commitments for the following reasons:

8.1 Emergency access is highly constrained

Oneriri Road has just one way in and out — a long, narrow, winding rural road that connects to State Highway 1 via a hazardous turn. The road includes a single-lane flood-prone bridge, making it a known vulnerability during extreme weather events. Increasing housing density would place significantly more residents at the end of an already compromised evacuation route, without any alternative exit in the event of an emergency.

Cyclone Gabrielle demonstrated how quickly access can be lost in these situations, and this community simply does not have the infrastructure to manage a higher-risk, higher-density population.

8.2 Increased exposure to risk and social vulnerability

Isolated rural communities with limited infrastructure, poor connectivity, and restricted access to emergency services are among the most socially vulnerable during natural disasters. By placing more people in a location with documented access and flooding challenges, Council would increase rather than reduce this risk — again, contrary to its own policy direction and the principles of climate-smart planning.

8.3 No alignment with “Adaptive Pathways” approach

Kaipara’s climate action framework identifies the need to embed climate resilience in all council decisions, particularly those involving infrastructure and land-use planning. Kaipara’s Climate Action Plan includes an “Adaptive Pathways” methodology for communities most exposed to climate risk. This approach is meant to guide council-led planning that works with communities and mana whenua to determine what kind of development is safe and suitable in areas like Oneriri. Rezoning for higher density, without any such co-developed plan in place, undermines the intent of this framework.

8.4 Infrastructure limitations and environmental impact

More houses mean more septic tanks, more stormwater, and more runoff — all of which are problematic in an area with unstable soils and a high likelihood of increasing intense rainfall events due to climate change. As noted in earlier points, this development pressure would increase risk to the Kaipara Harbour and surrounding sensitive ecosystems. Council’s climate and environmental responsibilities require it to avoid precisely this kind of unmanaged growth in areas without supporting infrastructure.

8.5 This rezoning would set a dangerous precedent

If Council allows rezoning in an area already known to be vulnerable to climate impacts, it sets an inconsistent precedent that contradicts the very strategies it has publicly committed to. Communities across Kaipara will rightly

ask why some areas are being protected and supported to adapt, while others are exposed to increased risk through planning decisions that prioritise growth over safety.

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
- Would increase risk and directly conflict with Kaipara District Council's climate strategy and national expectations for climate-resilient planning

This whole proposal feels like a disingenuous rates grab at the expense of the location, community, cultural values, and environment — and goes against KDC rules.

I strongly 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,

Liz Woodward

66 Manu Drive, Kaiwaka 0573

lizwoodwardnz@gmail.com

I am submitting as an individual

I do not want to be heard at hearings

From: Liz Woodward <lizwoodwardnz@gmail.com>
Sent: Saturday, 28 June 2025 5:51 pm
To: District Plan Review
Subject: Re: Submission acknowledgement

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi team,

Can you please include the following wording with my submission. It was too hard to include it all in the PDF form.

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Yours sincerely,

Liz Woodward

66 Manu Drive, Kaiwaka 0573

lizwoodwardnz@gmail.com

I am submitting as an individual

On Tue, 24 Jun 2025, 10:14 am Kaipara District Council District Plan,
<districtplanreview@kaipara.govt.nz> wrote:

Dear Elizabeth Woodward

Receipt of Submission on the Proposed Kaipara District Plan

Submitter: E Woodward

Submission number: 48

Kaipara District Council acknowledges receipt of your electronic submission on 23/06/2025.

If you require any further information, please contact Council on 0800 727 059 or email districtplanreview@kaipara.govt.nz. At the close of submissions Council will summarise all of the submissions received. The summary of decisions requested will then be publicly notified to allow further submissions to be made.

Yours sincerely,

District Planning Team



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