



Kaipara te Orangahui • Two Oceans Two Harbours

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## Submission on Proposed Kaipara District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Kaipara District Council - District Plan Review

**Date received:** 29/06/2025

**Submission Reference Number #:**92

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

**Submitter:**

Kim Bolton-Stewart

**Contact person and address for service:**

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New Zealand

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**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **Yes**

## Submission points

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### Point 92.1

**Address:**

956 Oneriri Road, Kaiwaka

**Mapping layer:**

Rural lifestyle zone

**Submission:**

Lot 2 DP 456836 956 Oneriri Rd. Currently my block is 'under' the required size to have been able to be subdivided on a rural plan, which is another question?. I am the first house, main house built on-site in 2012.

The small gravel/limestone driveway has 4 houses with the access to mine in concrete with an abrupt end directly in front of my house causing noise as it hits the gravel road at speed and would need further widening and concrete as all 3 are larger properties that would be able to be subdivided under the Proposed land zoning change from Rural to Lifestyle. Should you allow 4000m sq subdivision, this property would gain nothing but loss quality of life and valuation.

This brings forward the reasoning of my argument:

\*against the number of dwellings using this narrow underdeveloped access way and the ownership of the right of way being increased.

\* against the potential number of vehicles, the potential direct noise and direct impact on my house as every vehicle must pass within 5m of my house (which is questionable access) and the danger of my safe access to my property as upcoming traffic quite blind to any vehicle leaving my property

\* decrease in the land value and property value with a CV \$1.1 and I do not wish this to decrease in my investment.

\*the decline in my BnB rural business(Kahu Retreat) promoting peace, quiet and extensive rural and harbour views

I am against increasing the number of dwellings on this small access way in my direct niche or enclave. This would hinder the quality of lifestyle and property valuation.

**Relief sought:**

I am against increasing the number of dwellings on this small access way in my direct niche or enclave. This would hinder the quality of lifestyle and property valuation.

Do not allow more subdivision and dwellings on small limited width access ways with poor access and unsafe for increase in number of vehicles and potential residents.

This enclave is developed enough with poor access more residents are detrimental to valuation and life.

This will decrease the value of my property as it will effect my rural bnb business( Kahu Retreat) marketed quiet, rural views and harbour views if allowed.

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### Point 92.2

**Address:**

956 Oneriri Road, Kaiwaka

**Mapping layer:**  
Rural lifestyle zone

**Submission:**

Point 2:

This is a drainage Basin, the geology of this landscape drains into the Kaipara Harbour. This is a fragile ecology and the impact on the indigenous flora and fauna, marine life such as fish stocks: bottom feeders i.e. stingray, snapper, mullet, oyster and cockle as filter feeders are affected by toxins, pollution and runoff. The fragile ecology of this estuary cannot stand multiple developments that dig up the landscape, with run off of soils, silt into the natural waterways, drainage threat ends up depositing itself onto the tidal zone i.e. mudflats (growing and silting the harbour are irreversible). The estuary already carries a capacity of silt and mud every time it rains. Stormwater migration

I am against increasing the number of dwellings on this small access way in my direct niche. This would hinder the quality of lifestyle and affect the ecology and directly impact the harbour native ecology.

Bird life here is incredible, they rely on the harbor's bounty as their home and food.

**Relief sought:**

All waterways, drainage areas must be riparian zones fenced and planted in native species i.e. flax to mitigate runoff of silt and pollutants. That means every subdivided land, every development needs all waterways as Riparian zones and these are fenced to restore native birds also into the area.

Note: Increase in people brings an increase in Predator species: Major is CATS. These are seen killing the shore birds nesting and sleeping.

All residents need access to the harbour. Open Space for the Public is a MUST. Every resident should be entitled to visit the foreshore and THIS MUST be in any subdivision that all people in the area gain harbour access.

Enable Public access to Recreation: directly here directly off a road with no Exclusive Gated communities, as existing resident's will gain NOTHING in development.

I really need a walkway, parkland, cultural and reserve zone for all people.

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**Point 92.3**

**Address:**  
956 Oneriri Road, Kaiwaka

**Submission:**

Point 3: Fix the roads and make infrastructure.

SH1 access is scary as is. Nightmare speed of trucks in and out, no in Kaiwaka slow zone. Could earn a huge revenue and save lives

**Relief sought**

Point 3: Fix the roads and make infrastructure.

SH1 access is scary as is. Nightmare speed of trucks in and out, no in Kaiwaka slow zone. Could earn a huge revenue and save lives.

Get an engineer in to fix Oneriri Rd. Fixed in 2023 and almost back to same state slumping

Third world stuff