

**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:** Robert Noel McLachlan  
Daphne Jane McLachlan

**Phone:** 027 230 8800

**Organisation:**

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

**Email:** robandjanemclachlan@gmail.com

**Postal address:** 5 Kowhai Ridge Rd. RD2. 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:** 29/06/25

(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



## **Kaipara District Council (KDC) Proposed Rezoning of Oneriri Road Area**

Submission on Proposed District Plan Change: Opposition to Rezoning of Oneriri Road.

We very strongly oppose the proposed rezoning of parts of Oneriri Road from Rural Zone to Rural Lifestyle Zone (RLZ).

This proposal is inappropriate for several reasons:

### **1. Inconsistent with RLZ Policy**

RLZ is generally applied near townships with access to infrastructure and services.

Oneriri Road is approximately 10km from Kaiwaka, a narrow road in parts with a non-barriered railway line, a farm animal crossing, a one-way bridge that floods at times throughout the year, and subsidence everywhere with no plans for major remedial road works.

### **2. Junction of Oneriri Road and State Highway 1 (SH1)**

This junction is a dangerous intersection going both ways. It is too near the bridge causing traffic to stop in a precarious position when turning right traveling south, tail gating is frequently a problem, or cars try to squeeze past while you are waiting to cross. Stock trucks attempting a right hand turn off Oneriri already inhibits traffic flow.

### **3. Inadequate Infrastructure**

Kaiwaka village is sadly lacking in amenities, i.e. no police presence, no ambulance, no professional medical services, no chemist. Kaiwaka Primary School is full as is Otamatea College. A limited bus service, areas of limited Wi-Fi and radio reception, frequent power surges.

### **4. Conflict with Society Rules and Unjustified Rates Impact**

Covenants at Takahoa Bay and Hinamoki restrict subdivision. Rezoning would push up property values and rates based on perceived development potential, unfairly penalising current residents. With many unsold sections already on the market, adding more supply in a low-demand area is unnecessary.

This is a working rural area, and where common sense prevails.

We urge Council to decline this proposal and retain the existing Rural Zoning.

Yours sincerely

Rob and Jane McLachlan

The block contains two handwritten signatures in black ink. The first signature is on the left and the second is on the right, both appearing to be cursive and stylized representations of the names Rob and Jane McLachlan.