



Kaipara te Orangahui • Two Oceans Two Harbours

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: 09/06/2025

Submission Reference Number #:19

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

Submitter:

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I wish to be heard: No

I am willing to present a joint case: No

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

Point 19.1

Address:

Oneriri Road, Kaiwaka

Submission:

My submission refers to the whole rezoned area on Oneriri Road, not just the bit I have highlighted (the website is cumbersome at best).

1. Oneriri is not appropriate for this kind of development.

Unlike other proposed RLZ areas that are near existing services and residential zones, the Oneriri section is isolated and lacks adequate infrastructure. This goes against the plan's own intention to "concentrate [RLZ] in appropriate locations... with good access to services and transport networks" (RLZ Overview).

2. Traffic and safety risks.

Oneriri Road is narrow, winding, and already under strain. Increased development will mean more vehicles and create further risk at the SH1 intersection, which is already hazardous. There is no mention in the plan of how this increased traffic will be managed.

3. Infrastructure can't cope.

Kaiwaka is already struggling with water supply, drainage, and rubbish collection. There are no medical services or proper public transport options. The rezoning adds pressure without ANY commitment to improving services.

4. Environmental harm.

The proposed rezoning includes areas near the Kaipara Harbour, wetlands, and native bush. More housing brings more runoff, loss of open space, and cumulative damage to the harbour and ecosystem, all of which contradict the aim to "maintain rural character and amenity values" (RLZ-O2, RLZ-P1).

5. Inadequate community consultation.

Many residents had no idea this rezoning was happening. The proposal is being pushed through with minimal community awareness, which is deeply concerning for a change of this scale. The submissions process is unbelievably complicated, it's taken me an hour to get to this point! This would put a lot of people off, but I suspect that's all part of the plan.

6. Sets a dangerous precedent.

Allowing this rezoning in a remote and poorly serviced area sets a precedent for future development that chips away at what makes Kaiwaka and Oneriri unique — peaceful, rural, community-driven, and connected to the land and harbour.

If the rezoning must proceed, I request the following changes be made to significantly reduce its impact on the environment, infrastructure, and community character:

1. Larger minimum lot sizes

Increase the minimum lot size from 0.4ha (4,000m²) to at least 1 hectare. This would lower housing density, reduce pressure on local services, and help preserve the rural nature of the area.

2. Mandatory native planting and ecological protection

Require significant native planting throughout the development, particularly around waterways, roadside boundaries, and coastal margins. This would help protect biodiversity, reduce runoff, and support the health of the Kaipara Harbour.

3. Restricted vehicle access

Limit the number of new vehicle access points onto Oneriri Road to help manage traffic volumes and protect road safety for existing residents and rural users.

4. Sustainable water and wastewater systems

Ensure that all new lots are required to use high-quality, environmentally sensitive water and wastewater systems, particularly given the lack of reticulated services and proximity to the harbour.

5. Stronger coastal protection

Apply a minimum 200-metre setback from the edge of the harbour to prevent development along the sensitive coastal edge and protect visual, ecological, and cultural values.

6. No future intensification

Include a clear restriction on further subdivision or rezoning in the area. This development should not become a stepping stone toward even more fragmentation in future.

Relief sought

I request that the Council remove the Oneriri Road area from the proposed Rural Lifestyle Zone. This location is unsuitable for further development due to its distance from essential services, inadequate roading and infrastructure, and potential environmental harm to the Kaipara Harbour and surrounding ecosystem.