



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 #:**83

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

**Submitter:**

Melissa McMahon

**Contact person and address for service:**

Melissa McMahon  
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New Zealand

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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

- **No**

## Submission points

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### Point 83.1

#### Address:

7 Blakey Road, Maungaturoto

#### Submission:

I own the property at number 7 Blakey Road, Maungaturoto. The property comprises a section of around 814 square meters, with a two-bedroom cottage built in 1949.

I purchased the property in 2016 and since then I have carried out extensive renovations and significant landscaping. The property is in an area with a mix of commercial and residential activities, and this mixed use works well for those of us who live and work here.

The proposed zoning change of my property from Residential to Light Industrial will reduce the current and future market value, restrict any further residential use, and will place me at a significant disadvantage.

If the proposed change occurs, I believe:

At around 814 sq meters my property is too small to develop for Industrial purposes. The existing adjacent commercial properties are fully developed and have no need of my land for extension. Should a buyer also acquire my immediate residential neighbour's property, our combined properties are less than 2000sq meters - again too small to build anything meaningful. The stream running through number 9 Blakey Road's section would make any industrial use inappropriate, limited in scope, increased in cost, and therefore also highly unlikely. The property directly behind mine is an active part of a larger farm, and it will retain zoning appropriate for that activity, not industrial use.

In order to utilise my property for Industrial purposes, my existing (renovated) home would need to be demolished - therefore its existence presents only an additional cost to any industrial purchaser, thereby reducing the market value as an industrial property.

Should I need to re-finance the property - any bank lending may be subject to commercial lending, which is more onerous and restrictive than residential lending. A buyer may also have the same issues, again causing a negative effect.

Limited demand; with the availability of significant land parcels for commercial development along the State Highway, I cannot see there would be any need or demand to purchase my property for commercial use.

Location/Access; as the property is at the end of a cul de sac, there is very limited availability for parking, or turning large vehicles, again making commercial development unlikely.

State Highway access; there are two roads and multiple business and residential accessways from the State Highway within a 100metre stretch. This makes the safety of additional business use on Blakey Road highly undesirable without significant rework of the intersections of Blakey, Whakapirau and State Highway 12.

Should I need to sell, any future buyer of the property as a residence would be put off by the Light Industrial zoning. A residential property with Light Industrial Zoning is outside the understanding of the average house purchaser, therefore limiting the potential pool of buyers. This would put me at a disadvantage from my current position.

Due to these reasons listed above, I believe it would be inappropriate to rezone my property to Light Industrial.

I can see no benefit for my property, or any future user from the proposed changes. **I would be interested to learn of the positive outcomes Kaipara District Council believes we would achieve from the rezoning.**

There are plenty of examples within the existing and proposed DP zoning of properties alongside each other with different zoning, and I can see no reason that cannot be continued here.

I would request that either the existing residential zoning is retained, or that another suitable alternative solution to the proposed zoning is put forward by Kaipara District planners.

### **Relief sought**

Retain residential zoning for 7 Blakey Road

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### **Point 83.2**

#### **Address:**

1066 SH12 Maungaturoto-Paparoa, Otamatea/Central

#### **Submission:**

I oppose the rezoning various parcels of land along State Highway 12 to Heavy Industrial. This format does not allow selection of multiple properties. My feedback is relating to the entire proposed rezoned area, comprised of multiple property parcels on State highway 12 and Whakapirau Road.

By definition Heavy Industrial zoning is for activities which generate potentially significant adverse effects.

Heavy industrial activities are not appropriate near sensitive zones such as residential. The proposed area is within a short distance to many existing residential properties and is relatively close to the school and outer reaches of Maungaturoto township.

This type of zoning would be better placed further out of the vicinity of all residential homes.

This re-zoning proposal obviously presumes successful rezoning of adjacent sites such as my home on Blakey Road.

Heavy Industrial zoning is expected to generate significant traffic movements. This is not an appropriate area for a significant increase in traffic as there are two roads and multiple existing businesses and residential property accessways from the State Highway in close proximity of the proposed rezoned parcels.

### **Relief sought**

Find another location that is more appropriate for Heavy Industrial zoning.