

## **Submission to Kaipara District Council**

### **Request for District Plan Change – 99 Komiti Road, Tinopai (Lot 21 DP 12065, CT 665/60)**

**From: Tinopai Resource Management Unit Ltd**

**Date: [Insert Date]**

#### **1. Introduction**

Tinopai Resource Management Unit Ltd (TRMU), acting on behalf of mana whenua and in partnership with the Tinopai community, respectfully submits this request for a rezoning of 99 Komiti Road, Tinopai from *Residential* to *Natural Open Space*. The current zoning does not reflect the ecological, cultural, and legal significance of the site, nor its position within the Marine and Coastal Area. We believe the continued residential designation is inappropriate, inconsistent with the New Zealand Coastal Policy Statement 2010 (NZCPS), and presents ongoing environmental risks.

#### **2. Background and Context**

The subject property, known as Lot 21 DP 12065 (CT 665/60), sits entirely within the Puapua Creek estuary system and falls below the mean high tide mark in parts. It has historically been a tidal wetland and is acknowledged in public records, local knowledge, and mapping as part of the Komiti Road Recreation Reserve system.

Despite strong objections from TRMU and the Tinopai Ratepayers and Residents Improvement Society (TRRIA), the land was sold and marketed as a residential development opportunity. In 2022 and 2024, we wrote to Kaipara District Council, Northland Regional Council, and Roper & Jones real estate, warning of the environmental sensitivity and legal complexities associated with this land. In November 2024, construction began without appropriate consents and was subsequently halted following intervention by Council.

#### **3. Conclusion**

We submit this request as mana whenua, kaitiaki, and community members with deep and enduring relationships to this whenua and moana. The future of 99 Komiti Road should reflect the environmental values, cultural history, and community aspirations that define this special place. We urge Kaipara District Council to act in the public interest and restore the natural and legal integrity of this wetland by rezoning it accordingly.

Nā mātou noa, nā

**Mikaera Miru** – Kaumatua, Kaitiaki

**Mina Henare** – Kuia, Kaitiaki

Tinopai Resource Management Unit Ltd

[www.tinopairmu.co.nz](http://www.tinopairmu.co.nz)





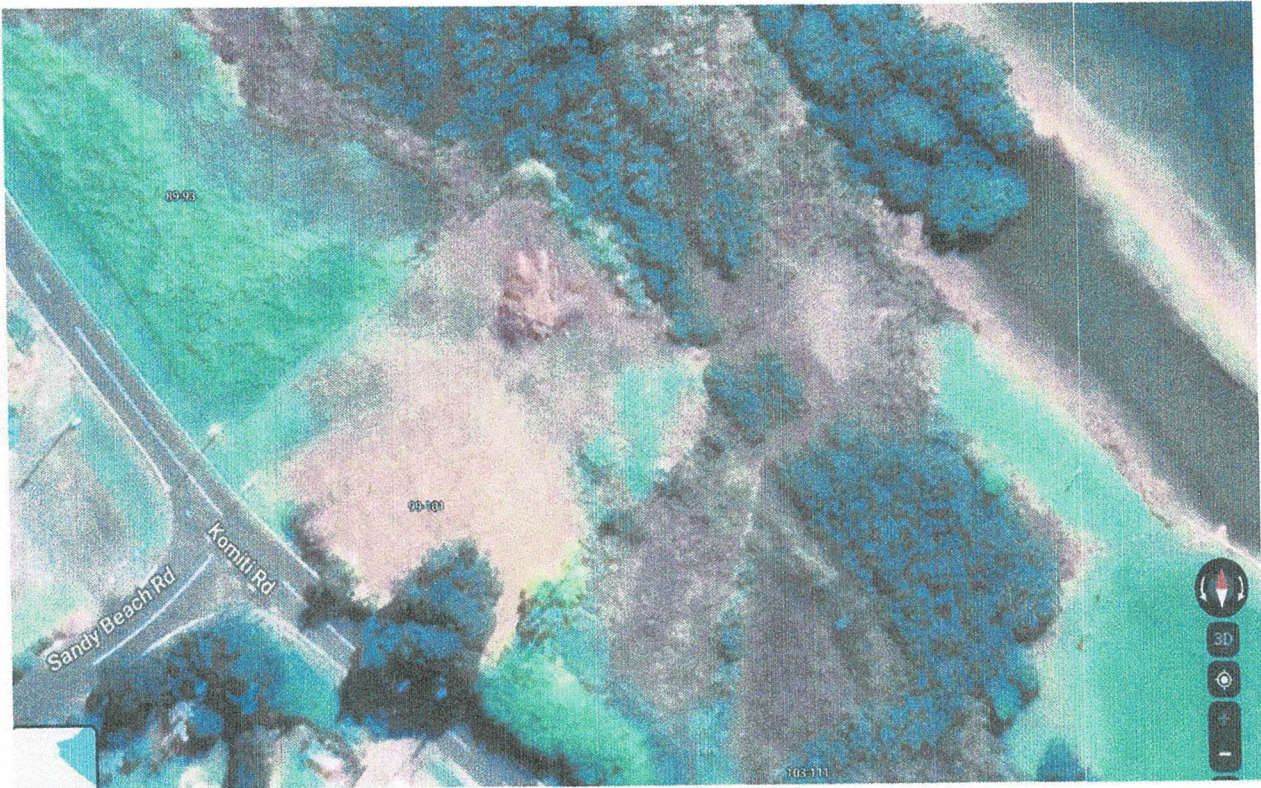






# TINOPAI RMU LIMITED

Google 2022:



Pre 2022:





# TINOPAI RMU LIMITED

Mangroves have been cleared:



Wetlands have been destroyed:

