

Started on 3 December 2025 at 11:27am | Completed on 3 December 2025 at 11:47am

Form 6

Further submission in support of, or in opposition to, submission/s on the notified Proposed Kaipara District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission that is either **in support of** or **in opposition to** a submission already received by Kaipara District Council on all topics except for the topic of Light in the Proposed Kaipara District Plan.

No new submission points can be made.

The topic of Light was notified for further submissions on 21 October 2025 prior to all other topics due to the hearing for Light being confirmed for December 2025.

- This Form 6 is available for further submissions on all Proposed Kaipara District Plan topics except for Light. The topic of Light was notified for Further Submissions between 21 October 2025 and 4 November 2025 as a hearing for this topic is being held in December 2025.
- **PRIVACY ACT NOTE:** Please note that all information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the Proposed Kaipara District Plan and may be made publicly available.
- I understand that information provided in my submission may be published. *
1A
 - Yes
 - No

- **Use this page to provide your contact details and indicate your preferences regarding hearings.**

- Please provide your details: *

2A

**Your
initial/s
and last
name**

Mina Henare

**Your
postal
address
(including
Post
Code)**

43 Ngatoto Road

**Contact
phone
number**

0212313469

- Enter your email address:

2B

minahenare2@gmail.com

- Do you have an agent who is acting on your behalf?

2C

- Yes
 No

- We prefer to contact you by email, as it's faster and more reliable than post.
2E However, we're happy to use whichever method suits you best — please select your preferred contact method below: *

- Email
 Postal

- I am (select one of the following options): *

2G

- a person representing a relevant aspect of the public interest
 a person who has an interest in the proposal that is greater than the interest the general public has
 the local authority for the relevant area

- You must specify the grounds for saying that you come within this category (see 2H examples below if you need assistance): *

I am kaitiaki and director of Tinopai RMU Limited trading as Tinopai Resource Management Unit a mana whenua led not for profit organisation.

- *For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

OR

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected

- I wish to be heard in support of my further submission *

2I

- Yes
- No

- If others make a similar further submission, I will consider presenting a joint case with them at the hearing *

2J

- Yes
- No

- Council planners have summarised all original submissions and each original submission has a unique reference number, listed below in the Summary of Submissions link below - original submitters may have lodged more than one submission - ensure you carefully enter the correct submission details when you get to the Submission questions!.
 - See all of the summarised original submissions here: [Summary of Submissions](#)
 - You can access the entire list of Original Submissions here: [Original Submissions](#)
 - Original submitter contact details can be found here: [Submitter Contact Details](#)

All of the above documents will open in a new window on your computer, you can also download and save them all if you wish.

- **Instructions:**

1. Enter the **Original Submitter's Name** and the **Submission Point Number** you are further submitting on.
Ensure accuracy—incorrect details may result in your submission being rejected.
2. After completing questions 3B–3E, you can add up to **19 more further submissions** on this form.
3. If you need to make more than 20 further submissions, **start a new form.**

- Enter the name of the person or organisation who made the original submission that you are further submitting on: *

3A

Carl and Doreen Jukes

- Enter the exact submission point number that you are further submitting on
3B (incorrect numbers may cause your submission to be rejected):

FS17.1

181

- I support/oppose (tick applicable) the original submission of the submitter: *
3C
 - I support this original submission point of the submitter named above
 - I oppose this original submission point of the submitter named above

- **Clearly explain below why you support or oppose the original submission point:**

1. Keep your explanation **brief** and ensure you give clear reasons for why you are supporting or opposing the original submission.
2. If you would like to upload any documentation to support your submission - you can do this in the next question.
3. **Important:** Do **not** introduce new submission points - only enter your reasons for supporting or opposing the original submission point.

- The reasons for my support/opposition are: *
3D

I oppose the request by Mr and Mrs Juke to rezone their Ngatoto Road property to Rural Lifestyle Zone. Their property includes the tail end of Parry Road [Te Kaokao] Wetlands, a Level 1 protected wetland and part of the Coastal Marine Area, identified by DOC as containing species that would become extinct in the Tinopai Peninsula if the wetland is destroyed . The Jukes have a documented history of unconsented works within the wetland, including constructing access routes, installing treated timber posts, and removing mangroves—all without resource consent and in breach of environmental rules, as shown in the 2017-2019 RMU reports and destruction maps . These repeated incursions demonstrate an inability to protect a sensitive and legally protected ecosystem. Rezoning to Rural Lifestyle would increase development pressure and exacerbate ecological risk. The appropriate response is not up-zoning but requiring the Jukes to restore, replant, and fence off the wetland to prevent further degradation before any planning changes could be considered.

Furthermore, Mr Jukes' submission suggests that subdivision in Tinopai has been limited due to an "activist group" opposing such applications. I assume this refers to the Tinopai Resource Management Unit, and I reject this characterisation. TRMU and

its kaitiaki are actively involved in resource consent processes to ensure that applications comply with the Resource Management Act 1991 and protect sensitive environments such as Parry Road [Te Kaokao] Wetlands. If a subdivision consent is declined, it is because the proposal fails to meet statutory requirements—not because of any activist agenda. We have successfully worked with a landowner in achieving a 8 stage subdivision on Tinopai Road.

- Do you have any attachments that relate directly to your Further Submission that
3E you would like to upload? *

- Yes
- No

- Upload the file/s you wish to attach here:

3F

- [11.6.19 LT NRC Re Further Destruction of Te Kaokao Wetland Copy.pdf](#)
- [11.10.17 LT KDC re breach of covenants.docx](#)
- [Te Kaokao Wetlands Breach at Beach - 10.8.18.docx](#)

- Do you have another further submission to make? *

3G

- Yes
- No

• Thank You for Your Submission

This is confirmation that your further submission has been successfully received and it will be forwarded to the District Planning Team for analysis. If there are any queries on your further submission, we will contact you either via email or telephone.



Next Steps (Legal Requirement)

- **You must serve a copy of your further submission on the original submitter within 5 working days** of submitting it to the Council.
- This is **your responsibility**.
- Download contact details of original submitters here: [Submitter Contact List](#)

Additional Information:

- If you submitted electronically, **no signature is required**.
- A copy of your submission will be emailed to you shortly.
 - If you don't receive it within a few minutes, check your **spam/junk/updates folders**.
- If you nominated an agent for correspondence, they will also receive a copy.

TINOPAI RMU LIMITED

SUPPORTED BY WAIAOTEA MARAE, WAIOHOU MARAE AND
NGATAI WHAKARONGORUA MARAE

39 Ngatoto Road
R D 1
Matakohe 0593
Northland

Minahenare2@gmail.com
mirumikaera@gmail.com

11 June 2019

TO:

Malcolm Nicholson
Chief Executive Officer
Northern Regional Council
Via email: malcolmn@nrc.govt.nz

Lisa Forester
Biodiversity Manager
Northern Regional Council
lisaf@nrc.govt.nz

Louise Miller
Chief Executive Officer
Kaipara District Council
Via email: lmiller@kaipara.govt.nz

Jason Smith
Mayor
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GLewis@Kaipara.govt.nz

Stephen Brown
Manager
Environs Limited
Via email: sbrown@uriohau.co.nz

**RE: TE KAOKAO WETLANDS (AREAS K AND L), NGATOTO ROAD, TINOPAI -
FURTHER DESTRUCTION BY LANDOWNERS**

Te Kaokao Wetlands Volunteer Watch Group – Complaints have been received from several residents in the area that Mr Serjeant, owner of Lot 1 Area K, has once again destroyed Te Kaokao Wetland, a wetland subject to a Deed of Covenant between Mr Serjeant and KDC. The Group report that Mr Serjeant has had a digger on and off over 5 weeks, one of those weeks the digger was in the salt marsh, pushing pine slash into the saltmarsh. **Refer photos 10.6.19 Felling Pines in Saltmarsh attached to this email.** Mr Serjeant has already been warned by KDC to obtain Resource Consent prior to any further encroachments into the Wetland. He has felled pine trees in the Coastal Marine Area/Wetland without Resource Consent and in contravention of the S195(2) of the Climate Change Response Act covenant over his title. This is the 3rd notification of Mr Serjeant's breaches of the RMA to NRC and KDC. For the benefit of parties new to this issue, we attach the history of Te Kaokao Wetlands and TRMU dealings with NRC and KDC. Mr Serjeant's land has NO ACCESS to the beach but has consistently breached the covenants by carving out access through the wetland in conjunction with Mr & Mrs Jukes (See Destruction Map below).

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Further clearance of mangrove removal – Refer photos 10.6.19 Mangrove Removal (Also see Destruction Map below). The mangrove removal has been reported twice previously to KDC, both times incrementally removing mangroves; there is evidence that the mangrove has been cleared again without Resource Consent. KDC confirmed at our first complaint that the mangrove removal was done by Mr Serjeant. KDC's last communication in response to our complaint was that, it the same place as your last complaint – nothing was done at our first complaint, nothing was done about our second complaint. This is our third complaint. We reiterate, Mr Serjeant has breached the Resource Management Act, the Kaipara District Land Covenant and the Northland Regional Council Rules regarding mangrove removal in Wetlands.

Tinopai Resource Management Unit – Jukes Property 58 Ngatoto Road, Lot 77 DP 16979 Blocks VII and XI Hukatere SD comprised in Certificate of Title 699/259 – Mikaera was alerted by his nephew that there was a lot of work going on in the wetland (See Destruction Map below). Mikaera approached Karl Jukes about the wetland destruction and Karl confirmed that he had done the work and he was putting his own walkway around his property. Mikaera advised him that what he was doing was illegal and that wetlands were protected. The poles they are using are treated pine posts. Refer photos 10.6.19 Jukes Destruction. It was clear from the conversation with the Jukes that they have not obtained Resource Consent for this activity, they were of the opinion that NRC staff member said it was a permitted activity, however they could not name that staff member. Furthermore, the Jukes already have access through to the beach via an established walkway that existed prior to their ownership (Photo Jukes original access to beach) so this destruction is either a folly or they are working with Gary Serjeant to provide his property with beach access through the wetland.

Tim Jenyns Digger Contractor

This is the second time we have received reports from the community that Mr Jenyns is willing to enter into wetlands and help landowners destroy them. Surely this warrants that a warning letter be sent to Mr Jenyns.

Remediation - Serjeant

TRMU request Kaipara Council to enforce the covenants in the Deed by erecting a fence around the wetland cutting off access by Serjeant to the beach through the wetland. This was the request we made to KDC in early 2017, if the covenanted area was fenced, the destruction would have been prevented. Furthermore, Mr Serjeant has an illegal building too close to the wetland and/or the coastal marine area (25m from tideline). We request that Mr Serjeant be required to obtain a Resource Consent for this building and his earthworks. An ecological assessment of the entire Parry Road/Te Kaokao wetland (2.5km in length) is also required.

The Deed of Covenant refers:

Clause 6.2 – ***“Any officer or authorised agent of the Council may obtain access onto the land to examine and record the condition of the covenant area or to carry out protection or maintenance work on the Covenant Area consistent with the objectives set out in this covenant. Before doing so, the Council or its officer or agent is to consult with the Owner”***

Clause 3 of Schedule 2 Covenants – ***“The Owner must erect and maintain fencing in stock proof condition around the boundary of the covenant area as is necessary to prevent entry to the covenant area...”***

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Remediation – Jukes

As previously advised, we believe the Jukes have been swayed by Mr Serjeant to erect the walkway – just because of its position and the fact that they already have access to that area. The Jukes should be contacted immediately, made to cease all works and apply for Resource Consent. TRMU request that the treated pine poles be removed immediately.

Summary

Northern Regional Council and Kaipara District Council have a legal obligation to uphold the Resource Management Act 1991. Mr Serjeant has continuously breached the Resource Management Act since his purchase in 2017. Despite TRMU, tangata whenua and Tinopai Community continuing pleas for Council to stop the destruction, they continue to take Mr Serjeant's side and ignore the complaints. Because of this Mr Serjeant is now of the opinion that he won't be bothered by Council again [his words] and has therefore proceeded to destroy the wetland without reservation. His actions have resulted in:

- i. the displacement of more than 200 tonne of sand from what was the only sandy beach in Tinopai;
- ii. sand covered oyster beds up river on the Maori land block;
- iii. siltation of pipi and cockle beds;
- iv. continuing erosion at the mouth of Te Kaokao wetland;
- v. clearance of 900 sq.m. of wetland;
- vi. sunk a digger in the wetland;
- vii. pushed pine slash into the wetland;
- viii. built within 25m of the wetland – there is no quiet enjoyment for the wetland;
- ix. moved more than 5000 sq.m. in a Coastal Marine Area

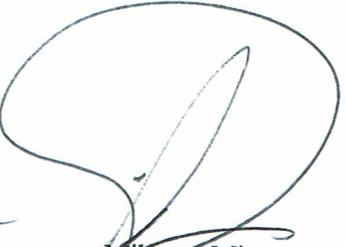
- ALL WITHOUT RESOURCE CONSENT -

Surely, something must be done to stop Mr Serjeant from completely destroying the Kaokao Wetland and the beach.

We look forward to your urgent responses.

Nga mihi


Mina Henare-Toka
Kaitiaki
Tinopai Resource Management Unit


Mikaera Miru
Kaitiaki
Tinopai Resource Management Unit

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TE KAOKAO WETLAND DESTRUCTION



-  - Te Kaokao Wetland/Coastal Marine Area
-  - Mangrove Removal
-  - Treated Pine Posts (Walkway)
-  - Felled Pines
-  - Jukes Original and Existing Access through wetlands

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History

In November 2015 Northern Regional Council (Pete Graham) held a meeting at Tinopai Hall to set up a Volunteers Group to protect the wetland known as Parry Road which is rated by the DOC Otamatea Ecological District Report as a Level 1 wetland (QO8/215 - 216). The flora and fauna comprised within the wetland is referred to Threatened At Risk. NRC requested help protecting the Wetland, now known as Te Kaokao Wetland, as the species in the wetland will be at risk of extinction at the next tree felling if the wetland was not fenced and protected. A result of the meeting was the formation of the Tinopai Community Wetland Volunteer Group to protect Te Kaokao Wetland with 64 registered volunteers.

In March 2016 NRC and TRMU obtained consent from the landowner, Liangren Li ("Mr Li"), to fence, replant, regenerate and maintain the wetland contained on Lots 1 and 2, Areas K and L DP 481468 supported by Living Water which comprise of Department of Conservation and Fonterra Limited. TRMU's request for further support from NRC to protect Te Kaokao has been fruitless.

Mr Li sold Lot 1 Area K to Mr Serjeant circa May 2017, Mr Serjeant started landscaping with a digger in April 2017 – prior to his purchase. Mr Li sold the property undeveloped. Mr Serjeant cleared 900 sq.m. of wetland in April 2017. TRMU have made complaints regarding the destruction of Te Kaokao wetland as follows:

- 7.4.17 – Lot 1 owner has bulldozed Te Kaokao wetland;
- 4.5.17 – Lot 1 matter included in schedule of infractions sent to KDC;
- 17.7.17 – Site visit with NRC illegal clearance of 900 sq. m. of wetland;
- 22.2.18 – Dogs and Holidaymakers on Lot 1 Area K are using wetland as access to beach;
- 4.7.18 – Further destruction of wetland, sand displacement and erosion;
- 16.7.18 – Illegal Earthworks
- 10.8.18 – Site visit with NRC and KDC re mangrove removal and wetland clearance;
- 13.8.18 – Meeting with NRC Management raising the issues
- 16.8.18 – Illegal clearance of Mangrove to provide access to Serjeant property;
- 22.8.18 – Save the Wetlands
- 7.12.18 – Further Illegal clearance of Mangroves;
- 20.2.19 – Illegal bach is not within the confines of the building platforms under S221 Certificate;
- 6.5.19 – Raised at a meeting with KDC and Environs;

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C/- M Miru
Ngatoto Road
R D 1, Matakoho 0593
Email: mirumikaera@gmail.com

11 October 2017

Kaipara District Council
Private Bag 1001
Dargaville
Attention Denise Hopkins, Monitoring & Compliance Support Officer
Via email: monitoring@kaipara.govt.nz

Dear Denise

Re: Howard & Christine Juke – Ngatoto Road, Tinopai – Breach of Te Kaokao Wetlands

We refer to the above matter and have been alerted by our Wetlands pest and weed monitoring contractor that the Jukes have made further advances into the Te Kaokao Wetlands with an intention to insert some form of connection from their property to the beach.

Although we do not have a copy of the property's covenants, the Jukes have purchased the property which has the tail end of the Te Kaokao wetlands included. Once again, we are duty bound to bring this infraction to the fore.

We are concerned that these infractions (together with Mr Li's infractions and Mr Serjeant's infractions into the Te Kaokao Wetlands) are detrimental to the flora, fauna, birdlife and native trees within the Te Kaokao Wetlands. We reiterate that circa December 2014 Department of Conservation held a hui at the Tinopai Hall and identified the Te Kaokao Wetlands as a Level 1 Category in its' Protected Natural Area Report. DOC further advised that should the Te Kaokao wetland be destroyed an identified 13 flora, fauna, birdlife and native trees would become **EXTINCT** in the Tinopai Peninsula area. This raises great concern to the Tinopai RMU as kaitiaki to the Tinopai Rohe and taonga, Kaipara Harbour.

In light of the above, we request Kaipara District Council make investigations into Mr & Mrs Juke's infractions and respond back to the Tinopai RMU with the results of their investigations and/or Council's resolutions to have the wetlands brought back to their original state.

Please note, Mr Treadgold of Northland Regional Council was alerted to the Jukes infringements in August 2017 but has not, to our knowledge, taken any action.

We look forward to receiving your response.

Yours sincerely,

Mina Henare/Mikaera Miru
Tinopai Resource Management Unit

Tinopai site visit

Meeting on 10 August 2018 at 10.30am

Mina Henare, Mikaera Miru (TRMU); Pete Graham (NRC); George Lewis (KDC); Andrew Knock (DOC) and Leane Makay (AUT – at the invitation by TRMU as an Environmental adviser)

Lot 1 DP 481468 CT 675128, Ngatoto Road, Tinopai Te Kaokao
Wetland: Area K

This meeting was called following a visit from Mina to the beach end of the Te Kaokao Wetland known as Area K. Mina observed that not only had the original breach turned into a waterfall and river but also that the beach had seriously eroded. The meeting was for the sole purpose of creating a strategy to prevent further erosion from Area K and the effected beach.

We were all in agreement that the beach is eroding at a fast rate and we need to pool our resources/expertise to attempt to save it. I attach a scan of the map which sets out the zones in danger and comment as follows:

1. Pete - we discussed the planting of natives along the bank of the beach (refer Beach Erosion) and you were going to recommend some of the natives which would be more active in preventing further erosion from the sea; I believe your were going to ask Katrina Hansen to give advice regarding the plants and planting methods.
2. The new mud bog has formed since March 2018, if not earlier - it wasn't that bad otherwise I wouldn't have taken everyone through it!!! A lot of you commented on the rock wall and I believe that shortening of the rock wall will allow the mud to escape the whirlpool effect that is keeping the silt and mud in that corner.
3. On site Mina explained that Mr Serjeant cleared 900 sq.m. of the Wetland at the top end of his property and bulldozed a driveway with water tables into the wetland - see photo 1. This landscaping has never been corrected, I believe that this landscaping is directing the water away from its natural course via the salt marsh and needs investigation.
4. Salt Marsh - Leane mentioned that there could be a possibility if the water has been diverted past the saltmarsh then there is a high probability that the salt marsh will die. There is an urgent need for the wetland and in particular the salt marsh be ecologically assessed. Pete advised Lisa Forrester would be the person to contact in this respect. Pete can you please make a referral to Lisa to contact us Thanks.

5. Area K - deterioration - the rapidly flowing water is creating a large amount of erosion and at the beach end of the erosion it looks like it is "unsaveable". However when we crossed over the river, we discussed the possibility of re-directing the waterflow (or a large majority of it) through the back of the mangroves to its natural course further along (through the Jukes end of the Wetland). Pete again you offered a water expert within the NRC - Jo Caruso. If you can put us in touch that would be great.

6. Mangrove Removal - not on map. TRMU have raised this issue with NRC advising that mangroves have been removed and that the Jukes intend to place large boulders across that clearing to give them vehicular access to the beach. We requested that the illegal clearing be inspected and Mr & Mrs Jukes be advised accordingly.

7. S223 and S224 Certificate - our investigations have revealed that the S223 and S224 Certificates for the new Lots 1 and 2 (Areas K and L) have not been registered with NRC. Both NRC and KDC are investigating however I truly believe that the S224 Certificate with the 30 conditions is "in effect". Both properties are Controlled Activities but this has not been notified to NRC – we are waiting for investigation results from George (KDC). The fact is that the landscaping done by the New owner has adversely affected the silt on pipi beds and siltation all along the beach. TRMU will ask for an investigation on whether the conditions still stand, and if not why not.

The meeting ended at 4.30pm at Waipuna Reserve.

Mina Henare
10 August 2018