

Started on 15 December 2025 at 10:16am | Completed on 15 December 2025 at 12:15pm

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**

Timothy Griffiths

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

PO Box 113054, Newmarket, Auckland, 1023

**Contact
phone
number**

021684713

- Enter your email address:

2B

Timothy.Griffiths@bupa.co.nz

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

2C

- Yes
 No

- Email address for Agent

2D

ruth@haysonknell.co.nz

- 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

- Correspondence is to be sent to: *

2F

- Submitter (you)
 Agent
 Both

- 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): *

We have a particular interest in Retirement and land in Mangawhai Central

- *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
[2J](#) with them at the hearing *
 - 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 **3A** that you are further submitting on: *

Strategic Property Limited as Development Manager

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

288.9

FS27.1

- 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**

Bupa also submitted on EESPZ-S12 - Cumulative total of residential units. Bupa's submission sought clarification of the provision in relation to retirement villages.

Bupa agrees with SPL that EESPZ-S12 should either be:

- Deleted, or
- The wording is amended to that in the Operative District Plan, which specifically excludes retirement village facilities in the 850 dwelling threshold.

Either option would provide the necessary clarity.

Bupa also support SPL's comment that there is no standard supporting EESPZ-S12 in the Operative District Plan and there are only assessment criteria relating to creation of new roads and roads to be located into accordance with the roading hierarchy on the Structure Plan. Bupa notes Council is currently undertaking a feasibility investigation into a connecting road from the Structure Plan area to the west (Old Waipu Road area). It is assumed the outcomes of that investigation will supersede any requirement relating to the connection that is currently in the Structure Plan. That decision should be reflected in the provisions for the Structure Plan area relating to roading and EESPZ-S12.

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

- Yes
- No

- Do you have another further submission to make? * 3G

- 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
4A that you are further submitting on: *

Kaipara District Council

- Enter the exact submission point number that you are further submitting on
4B (incorrect numbers may cause your submission to be rejected):

FS27.2

222.2

- I support/oppose (tick applicable) the original submission of the submitter: *
4C
 - 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: *
4D

The submission is supported in principle in relation to replacing the Estuary Estates Special Purpose Zone with a suitable spatial layer from the National Planning Standards (NPS). However, the submission does not indicate what NPS zones, precincts, specific controls or development area provisions would be applied as a replacement.

Bupa wishes to be a party to the resolution of the submission point to ensure appropriate provisions are applied.

- Do you have any attachments that relate directly to your Further Submission that
4E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
4G

- 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 **5A** that you are further submitting on: *

Fire and Emergency New Zealand

- Enter the exact submission point number that you are further submitting on **5B** (incorrect numbers may cause your submission to be rejected):

308.76

FS27.3

- I support/oppose (tick applicable) the original submission of the submitter: * **5C**
 - 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: *

5D

Bupa supports the amendment to ESSPZ-S10 to require compliance with the Firefighting Water Supplies Code of Practice. This is a national Code of Practice and should be applied accordingly.

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

5E

Yes

No

- Do you have another further submission to make? *

5G

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: *

6A

Fuel Companies (BP, Mobil & Z Energy)

- Enter the exact submission point number that you are further submitting on
6B (incorrect numbers may cause your submission to be rejected):

FS27.4

311.64

- I support/oppose (tick applicable) the original submission of the submitter: *
6C
 - 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: *
6D

Bupa supports the inclusion of a new permitted rule to provide for electric vehicle charging stations in the Estuary Estates (Mangawhai Central) area. Residents of retirement villas should have easy access to modern infrastructure to support their lifestyle - include EV charging.

- Do you have any attachments that relate directly to your Further Submission that
6E you would like to upload? *

- Yes
- No

- Do you have another further submission to make? *
6G

- 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 **7A** that you are further submitting on: *

Cabra Mangawhai Ltd & Pro Land Matters Ltd

- Enter the exact submission point number that you are further submitting on **7B** (incorrect numbers may cause your submission to be rejected):

216.25

FS27.5

- I support/oppose (tick applicable) the original submission of the submitter: * **7C**
 - 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: * **7D**

Bupa supports the inclusion of retirement villages in the definition of 'Integrated Residential Development' as this clarifies that height in relation to boundary and yard setbacks do not apply to internal site boundaries; and maximum density land use controls also don't apply.

- Do you have any attachments that relate directly to your Further Submission that
7E you would like to upload? *

Yes

No

- Do you have another further submission to make? *

7G

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
8A that you are further submitting on: *

Cabra Mangawhai Ltd & Pro Land Matters Ltd

- Enter the exact submission point number that you are further submitting on 8B (incorrect numbers may cause your submission to be rejected):

FS27.6

216.35

- I support/oppose (tick applicable) the original submission of the submitter: * 8C
 - 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: * 8D

Bupa supports the better alignment of the Retirement Village definition with that of Integrated Residential Development.

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? * 8E
 - Yes
 - No

- Do you have another further submission to make? * 8G
 - 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.

•
[PublicVoice](#)