



Further Submission on Proposed Kaipara District Plan
Clause 7 of Schedule 1, Resource Management Act 1991 (Form 6)

To: Kaipara District Council (via email: districtplanreview@kaipara.govt.nz)

1. SUBMITTER DETAILS

Name of Further Submitter: Bryan and Isabel McClean, owners of 34 Pukenui Road, Kaiwaka, legally described as:

- Lot 4 DP 528868
- Part Allot 139-147 PSH of Kaiwaka
- Allot SW46 of Kaiwaka
- Allot 47 PSH of Kaiwaka
- Part Allot 146 PSH of Kaiwaka
- Lot 1 - 3 DP 16704
- Lot 1 -4 DP 209319
- Part Allot 226 SBRS of Kaiwaka
- Part Allot 223 SBRS of Kaiwaka
- Part Pukerenga Block

This is a further submission on the Proposed Kaipara District Plan ("PKDP").

2. ELIGIBILITY TO MAKE A FURTHER SUBMISSION

Bryan and Isabel McClean have an interest in the proposed zoning and related provisions, greater than the interest that the general public has, as they are owners of land and users of resources directly affected by the plan zoning and provisions.

3. HEARING OF SUBMISSION

Bryan and Isabel McClean do wish to be heard in support of their submission and will consider presenting a joint case at a hearing with others if they make a similar submission.

Yours sincerely

Burnette O'Connor

The Planning Collective Limited
(person authorised to sign on behalf of submitter)

Date: 15th December 2025

Address for Service:

Bryan and Isabel McClean
C/- The Planning Collective Limited
PO Box 591
Warkworth, 0941
Attn: Burnette O'Connor
Email: burnette@thepec.co.nz
Phone: 021422346

Preferred Method of contact: Email

FURTHER SUBMISSION

FS32.1

Name of original submitter	Original submitter number	Original Submission Point number	Support or Oppose	Reasons for supporting or opposing	I seek that the whole (or part) of the submission be allowed (or disallowed)
Bill Stewart	60	60.1	Support	<p>The submitter's support Lot 4 DP 528868, Part Allot 139 -141 PSH of Kaiwaka to be zoned General Residential under the Proposed Kaipara District Plan. This zoning generally reflects the Kaipara Spatial Plan (May 2020) which showed the subject land as new medium density housing zoned land.</p> <p>The land is well located with respect to Kaiwaka town centre and directly adjoins the existing residential development along Hastie Lane as well as the commercial development that runs along the main road. The land itself is gently sloping and has a stream running through it which will require an esplanade reserve thus providing recreational opportunities within Kaiwaka. Further the land is contained by SH1, Hastie Lane, Pukenui Road and Oneriri Road.</p> <p>We support this submission that has recognised the potential of General Residential zoning to attract more rate payers and businesses to the area.</p>	The submission be allowed and that General Residential zoning be applied over Lot 4 DP 528868, Part Allot 139 -141 PSH of Kaiwaka to be retained.
Evolve Planning and Landscape Architecture	50	50.17	Support in Part	We support the deletion of the title date (SUB-R4a) requirement as it does not reflect the reality that many farms in the district are held on multiple titles and owners often undertake boundary relocations to ensure	Allow the deletion of SUB-R4a but disallow the proposed activity status change.

FS32.2

				the best management of the farm – keeping this provision would prevent this standard practice across the district as it does not reflect the reality that many farms in the district are held on multiple titles and owners often undertake boundary relocations to ensure the best management of the farm – keeping this provision would prevent this standard practice across the district.		
FS32.3	Blue Sky Land Company Ltd	213	213.4	Support in part	We support the submission in part – noting that the date of title requires review or deletion as it does not reflect common farm land management in the district.	Seek part of the submission to be allowed in so far that its amends SUB-R4.1a but consider that it should be amended or removed entirely.
FS32.4	Khans Developments and Investments Limited	249	249.4	Support in part	We support the submission in part – noting that the date of title requires review or deletion as it does not reflect common farm land management in the district.	Seek part of the submission to be allowed in so far that its amends SUB-R4.1a but consider that it should be amended or removed entirely.
FS32.5	Evolve Planning and Landscape Architecture	50	50.19	Support	We support the specific reference to the deletion of the title date requirement as it does not reflect the reality that many farms in the district are held on multiple titles and owners often undertake boundary relocations to ensure the best management of the farm – keeping this provision would prevent this standard practice across the district.	Allow the deletion to the title date requirement (SUB-R6)
FS32.6	Madara Vale	125	125.1	Support in Part	We support the reference to the title date reference to be considered as it does not reflect the reality that many farms in the district are held on multiple titles and owners often undertake boundary relocations to ensure the best management of the farm – keeping this provision would prevent this standard practice across the	Allow in part the change to the title date.

				district.		
FS32.7	Blue Sky Land Company Ltd	213	213.5	Support	Support the deletion to SUB-R6.1g – which refers to the record of title date as it does not reflect common farm land management in the district.	Allow in whole the deletion to reference SUB-R6.1g
FS32.8	Khans Developments and Investments Limited	249	249.5			
FS32.9	Evolve Planning and Landscape Architecture	50	50.20	Support	Support the specific reference to the deletion of the title date requirement as it does not reflect the reality that many farms in the district are held on multiple titles and owners often undertake boundary relocations to ensure the best management of the farm – keeping this provision would prevent this standard practice across the district.	Allow the deletion to the title date requirement (SUB-R7f)