

THE PLANNING  
COLLECTIVE

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

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

**1. SUBMITTER DETAILS**

**Name of Further Submitter:** KMA IQ Trustee Limited, owners of 99-101 Komiti Road, Tinopai (legally described as Lot 21 DP 12065)

This is a further submission on the Proposed Kaipara District Plan ("PKDP"). Submitter number 223.

**2. ELIGIBILITY TO MAKE A FURTHER SUBMISSION**

KMA IQ Trustee Limited has interest in the proposal greater than the interest that the general public has as they are owners of land and users of resources directly affected by plan provisions.

Specifically, KMA IQ undertook extensive due diligence prior to purchasing the land including via a highly experienced property lawyer, LINZ and the Maori Land Court.

KMA IQ also has extensive familial ties to this land and Tinopai area generally, that extend back to prior generations.

**3. HEARING OF SUBMISSION**

KMA IQ Trustee Limited wish to be heard in support of its 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: 15<sup>th</sup> December 2025

**Address for Service:**

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FURTHER SUBMISSION

	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)
<b>FS64.1</b>	Tinopai Resource Management Unit Ltd	134	134.1	Oppose	Oppose the zoning request from General Residential to Natural Open Space as the site is privately owned and currently being developed for residential purposes. Oppose any requests for restriction of development on the property because of its existing status.	Disallow the submissions
<b>FS64.2</b> <b>FS64.3</b>	Mina Henare	4	4.1 4.2	Oppose		
<b>FS64.4</b> <b>FS64.5</b>	Geoff Wilson	22	22.6	Oppose		
<b>FS64.6</b>	Geoff Wilson	22	22.7	Oppose		
	Geoff Wilson	22	22.8	Oppose	Oppose the submission that seeks the amendment to the ownership of 99-101 Komiti Road and the structure located on the site as it is privately owned and currently being developed for residential purposes.	Disallow the submissions
<b>GRZ-S1</b>						
<b>FS64.7</b>	Fire and Emergency New Zealand	308	308.63	Support	Support the retention of GRZ-S1 as notified to allow for 50% building coverage	Allow the submissions
<b>FS64.8</b>	Horizon Surveying & Land Development	315	315.73	Support		
<b>FS64.9</b>	Adam Booth	67	67.9	Support		
<b>FS64.10</b>	Cato Bolam Consultants Limited	217	217.128	Oppose	Oppose the reduction in building coverage request as it is considered that 50% comprises a suitable figure.	Disallow the submission

<b>FS64.11</b>	Strategic Property Limited as Development Manager of Mangawhai Central	288	288.7			
<b>NH-P3</b>						
<b>FS64.12</b>	Thelma and Louise Mangawhai Limited	348	348.11	Support	We support the submission as a number of sites in the KDC area are covered by a High Risk Area and it not able to be avoided when developing the site for its intended residential purpose.	Allow the submission.
<b>FS64.13</b>	S Cullen	231	231.25	Support	Support the deletion of NH-P3 as suggested and the proposed wording defined in the submission.	Allow the submission
<b>FS64.14</b>	C & R Williamson	245	245.10			
<b>FS64.15</b>	Journeys End Limited	248	248.21			
<b>FS64.16</b>	Clarus	309	309.120	Oppose	Oppose the retainment of the NH-P3 as notified; as the submitters site is largely subject to the coastal flood area hazard area and is not able to be avoided when developing the site for its intended residential purpose.	We seek that the submission is part allowed in so far that NH-P3 is retained, however the amendments should reflect the submitters proposed amendments.
<b>FS64.17</b>	New Zealand Transport Agency	330	330.66			
<b>FS64.18</b>	Horticulture New Zealand	140	140.77			
<b>NH-P6</b>						
<b>FS64.19</b>	Thelma and Louise Mangawhai	348	348.12	Support	Support proposed amendments to policy NH-P6 as they account for sites where they are largely covered by the High Risk River Flood Hazard Area, where the hazard cannot be avoided when	Allow the submission.

	Limited				developing the land for its intended residential purpose.	
<b>FS64.20</b>	Ravensdown Limited	229	229.15	Oppose	Oppose the retainment of NH-P6 as notified, as it does not account for sites where it is largely covered by the High Risk River Flood Hazard Area. The hazard area is not able to be avoided when developing the site for its zoned / intended residential purpose. The policy needs to reflect this.	Disallow the submission.
<b>FS64.21</b>	New Zealand Transport Agency	330	330.67			
<b>FS64.22</b>	Foodstuffs North Island Limited	247	247.23	Oppose in part	Oppose retaining NH-P6 as notified, as it does not account for sites that are largely covered by the High Risk River Flood Hazard Area, where the hazard cannot be avoided when developing the land for its intended residential purpose. Support any necessary consequential amendments to reflect this.	Disallow in part.
<b>FS64.23</b>	Clarus	309	309.123			
<b>NH-R3.1.b</b>						
<b>FS64.24</b>	Thelma and Louise Mangawhai Limited	348	348.14	Support	Support proposed amendments to NH-R3.1.b as there is no effects-based reason to limit accessory buildings in all other zones to 10m <sup>2</sup> .	Allow the submission
<b>NH-R4</b>						
<b>FS64.25</b>	Thelma and Louise Mangawhai Limited	348	348.15	Support	Support deletion of NH-R4.1.b and the amendment of NH-R4.3 to provide for a discretionary activity, rather than a non-complying activity, where NH-R4.1.c is not met. Given the submitter's site is largely covered by the High Risk River Flood Hazard Area, where the hazard cannot be avoided when developing the land for its intended residential purpose, a non-complying activity status would be unreasonable.	Allow the submission

	<b>NH-R7</b>					
<b>FS64.26</b>	Thelma and Louise Mangawhai Limited	348	348.16	Support	Support proposed amendments to NH-R7.1.a.ii as there is no effects-based reason to limit accessory buildings in all other zones to 10m <sup>2</sup> .	Allow the submission
	<b>NH-R8</b>					
<b>FS64.27</b>	Thelma and Louise Mangawhai Limited	348	348.17	Support	We support the submission in full because it better reflects the activity status requirements.	Allow the submission
<b>FS64.28</b>	Horticulture New Zealand	140	140.37	Support in part	Oppose retaining NH-R8 as notified as it should be amended to reflect the deletion of NH-R8.1.a and NH-R8.1.c and amend NH-R8 Support any consequential or alternative amendments required to address the concerns raised by the submitter.	Disallow the submission in part as it does not incorporate the submitters changes suggested
<b>FS64.29</b>	Adam Booth	67	67.3			
<b>FS64.30</b>	Silver Fern Farms	287	287.105			
<b>FS64.31</b>	Fuel Companies (BP, Mobil & Z Energy)	311	311.45			
	<b>CE-P6.7</b>					
<b>FS64.32</b>	Te Uri o Hau	84	84.5	Support in part	Support aspects of the submissions that seek CE-P6.7 be deleted. The Submitters' support the need to ask the question as to the appropriateness of the provision.	Allow in part
<b>FS64.33</b>	Dominic Leigh	85	85.5			

<b>FS64.34</b>	Thelma and Louise Mangawhai Limited	348	348.2	Support	Support deletion of CE-P6.7. The Coastal Environment Overlay extends over large areas of land which has a right to be developed in accordance with its zoning this criteria is overreaching and therefore should be deleted.	Allow the submission
<b>CE-S2</b>						
<b>FS64.35</b>	Daytona Trust	263	263.41	Support	Support the amendment of CE-S2 to allow for the use of natural exterior materials to be used in development.	Allow the submissions
<b>FS64.36</b>	Tappenden Holdings Limited	289	289.41			
<b>FS64.37</b>	Bream Trail Residents Association Incorporated	300	300.53			
<b>FS64.38</b>	Thelma and Louise Mangawhai Limited	348	348.3			
<b>CE-S3</b>						
<b>FS64.39</b>	Thelma and Louise Mangawhai Limited	348	348.4	Support	Support the deletion of CE-S3 Gross floor area as the standard of 300m <sup>2</sup> for all buildings on a site is too restrictive for landowners.	Allow the submissions
<b>FS64.40</b>	Daytona Trust	263	263.42			
<b>FS64.41</b>	Tappenden Holdings Limited	289	289.42			

<b>FS64.42</b>	Bream Tail Residents Association Incorporated	300	300.54			
<b>FS64.43</b>	WS & R Smellie and McConaughy Family Trusts	349	349.9			
<b>CE-S4</b>						
<b>FS64.44</b>	Leighway Holdings Limited	251	251.6	Support	Support as the provision is too restrictive over a 10 year period.	Allow the submission
<b>CE-R1</b>						
<b>FS64.45</b>	Thelma and Louise Mangawhai Limited	348	348.6	Support	Support the amendment of CE-R1 so that additions and alterations simply have to comply with maximum height standards, rather than not increasing the height of the existing building.	Allow the submission
<b>FS64.46</b>	Leighway Holdings Limited	251	251.2			
<b>FS64.47</b>	Daytona Trust	263	263.36	Support	Support the deletion of the reference relating to Gross floor area within CE-R1 as the standard of 300m <sup>2</sup> for all buildings on a site is too restrictive for landowners.	Allow the submission
<b>FS64.48</b>	Tappenden Holdings	289	289.36			

	Limited					
<b>FS64.49</b>	Bream Tail Residents Association Incorporated	300	300.48			
<b>FS64.50</b>	Foodstuffs North Island Limited	247	247.30	Oppose in part	Oppose the retainment of CE-R1 as notified. However, support any necessary consequential amendments as the addition and alteration should simply have to comply with the maximum height standards rather than not increasing the height of the existing building.	The submissions should be disallowed in part
<b>FS64.51</b>	Federated Farmers of New Zealand (Inc) - Northland Province	136	136.112			