

**Proposed Kaipara District Plan:
Form 6 - Further Submission**

Clause 7 of Schedule 1, Resource Management Act 1991

This is a further submission that is either in support of or in opposition to any submission already received by Kaipara District Council on any Proposed Kaipara District Plan topic **except for Light** in the Proposed Kaipara District Plan. No new submission points can be made.

All submissions and Summary of Submissions can be viewed on our website here:
www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan-submissions

Note: *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 17 December 2025.*

Note: You can only make a further submissions on the submission points identified in an original submission on the Proposed Kaipara District Plan.

1. Further submitter details *(mandatory information)*

Full name of individual/organisation making further submission:

Contact person *(if different from above):*

Email address:

Postal address:

Postcode:

Preferred method of contact:

Email

Post

Contact phone number:

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

Yes

No

If you would like a copy of your submission sent to your agent, enter their email address below *(otherwise leave blank)*

Agent email address:

2. Eligibility to make a further submission *(for information on this section go to RMA Schedule 1, clause 8)*

I am (select one of the following options):

A person representing a relevant aspect of the public interest.

In this case, also specify below the grounds for saying that you come within this category.

A person who has interest in the proposal greater than the interest that the general public has.

In this case, also specify below the grounds for saying that you come within this category: or

The local authority

3. My reasons for selecting the category ticked above are:

(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.)

4. Request to be heard at hearings

Yes, I wish to be heard at the hearing in support of my further submission; or

No, I do not wish to be heard at the hearing in support of my further submission.

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

Yes

No

Signature of further submitter:

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you are making your further submission by electronic means)

Date

Important information:

1. This Form 6 is for further submissions on every topic with the Proposed Kaipara District Plan (apart from Light).
2. You must serve a copy of your further submission on the original submitter **within five working days after it is served** on Kaipara District Council.
3. The Kaipara District Council must receive this further submission before the closing date and time for further submissions (**5.00pm on Monday 15 December 2025**).
4. All information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and will be published to progress the process for the Proposed Kaipara District Plan and will be made publicly available. Your further submission will only be used for the purpose of the Proposed Kaipara District Plan.
5. Submitters who indicate they wish to speak at the Hearing will be emailed all relevant information relating to the Hearing. If you don't have an email address, it will be posted.

Note to person making submission:

Your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the further submission (or the part) to be taken further; and/or
- It contains offensive language.

Send your further submission:

Post it to: District Planning Team
Kaipara District Council
Private Bag 1001
Dargaville 0340

OR

Email to: districtplanreview@kaipara.govt.nz

OR you can hand-deliver this further submission form along with any attachments to: any Kaipara District Council service centre (Dargaville at 32 Hokianga Road or Mangawhai at 6 Molesworth Drive). Please be aware that our service centre doors close at **4.00pm**.

Please refer to District Plan Review on our website www.kaipara.govt.nz where all information and updates are located.

If you need any assistance at all, please contact the District Planning Team on 0800 727 059 or email us at districtplanreview@kaipara.govt.nz.

Further Submissions must be received
by: **5pm – Monday 15 December 2025**

5. Further Submission/s on all remaining topics (excluding the LIGHT topic) on the Proposed Kaipara District Plan:

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 [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe.....	<i>Example</i> I seek that the whole of the submission point be allowed

YOU ARE WELCOME TO PROVIDE THE REQUIRED INFORMATION ABOVE ON A SEPARATE PAGE IF YOU REQUIRE MORE SPACE



**Proposed Kaipara District Plan
Submitter Contact List
for all other topics (excluding the LIGHT topic)**

You must serve a copy of your further submission on the original submitter **within five (5) working days after it is served** on Kaipara District Council.

A list of original submitters contact details are available from www.kaipara.govt.nz/district-plan-review (go to submissions)

Or download from the link below

[Download the Original Submitter Contact List](#)

RESOURCE MANAGEMENT ACT 1991
FURTHER SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
(PUBLIC) TO THE KAIPARA DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: **Auckland Council**
Attention: Principal Policy Planner
By email: unitaryplan@aucklandcouncil.govt.nz

Name of Further Submitter: Strategic Property Limited as Development Manager of Mangawhai Central Residential ('SPL') ('the Further Submitter')

1. SPL at the address for service set out below makes the following further submission on the Proposed Kaipara District Plan ('PDP') in support of original submissions.
2. SPL is a which has an interest in the Proposed Kaipara District Plan that is greater than the interest the general public has, because:
 - (a) SPL made a submission on the PDP (submission number 1983); and
 - (b) SPL is Development Manager of Mangawhai Central, appointed by AINZ Fund 12 Ltd, which owns the land at Mangawhai Central comprising the land at Lot 300 DP 591630 and Lot 202 DP 604965 (107 hectares) and land at Lot 204 DP 604965 (7.5 hectares).
3. This further submission responds to points raised in other submissions which relate to AINZ Fund 12's landholding or may have implications for AINZ Fund 12's assets and aspirations for its property.

The Further Submission is:

4. SPL makes this further submission in respect of the submission by David Medland-Slater (submission number 7), Evolve Planning (submission number 50), Adam Booth (submission number 67), Blair Hilditch (submission number 86), Astute Consulting (submission number 110), Mangawhai Matters Incorporated (submission number 177), Cato Bolam (submission

number 217), Kaipara District Council (submission number 222), S Cullen (submission number 231), Foodstuffs North Island Limited (submission number 247), Philip Ryan (submission number 256), Moir Point Park Developments (submission number 280), Murphy Property Developments Limited (submission number 282), Te Whai Bay Wines (submission number 290), Tovolea Farm Limited (submission number 291), Horizon Surveying and Land Development (submission number 315), J Warden (submission number 319), Thelma and Luise Mangawhai Limited (submission number 348), M Anderton and C Elliot-Cotton (submission number 356) and Bruce Nelder of B & C Family Trust and Nelder Farms Ltd (submission number 362).

5. The David Medland-Slater (submission number 7), Evolve Planning (submission number 50), Adam Booth (submission number 67), Blair Hilditch (submission number 86), Astute Consulting (submission number 110), Mangawhai Matters Incorporated (submission number 177), Cato Bolam (submission number 217), Kaipara District Council (submission number 222), S Cullen (submission number 231), Foodstuffs North Island Limited (submission number 247), Philip Ryan (submission number 256), Moir Point Park Developments (submission number 280), Murphy Property Developments Limited (submission number 282), Te Whai Bay Wines (submission number 290), Tovolea Farm Limited (submission number 291), Horizon Surveying and Land Development (submission number 315), J Warden (submission number 319), Thelma and Luise Mangawhai Limited (submission number 348), M Anderton and C Elliot-Cotton (submission number 356) and Bruce Nelder of B & C Family Trust and Nelder Farms Ltd (submission number 362). These submissions are opposed, whilst the Mangawhai Matters Incorporated (submission number 177), Cato Bolam (submission number 217), Horizon Surveying and Land Development (submission number 315), Northland Regional Council (submission number 332) and Bruce Nelder of B & C Family Trust and Nelder Farms Ltd (submission number 362) submissions are supported.
6. as set out in **Schedule 1** to this further submission.

Reasons for Further Submission

7. For the submissions set out in Schedule 1 that SPL supports, those submissions if accepted:
 - (a) Will promote the sustainable management of resources and will not achieve the purpose of the Resource Management Act 1991
 - (b) Will enable the well-being of the community
 - (c) Will meet the reasonably foreseeable need of future generations
 - (d) Will enable the efficient use and development of the Further Submitter's

- property; and
- (e) Will represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.
8. Without limiting the generality of the above, the specific reasons why SPL supports/opposes the submissions are set out in **Schedule 1**.

Decision Sought

9. SPL seeks the following relief:
- (a) That the submissions be allowed or opposed; and
- (b) Such further, alternative or consequential amendments as may be necessary to fully address SPL's further submission as set out above and below.
10. SPL wishes to be heard in support of its further submission.
11. If others make a similar submission, SPL would be willing to consider presenting a joint case with that at hearing.
12. SPL appreciates the opportunity to make this further submission on the PDP and is happy to discuss the content of this further submission with Council staff as part of their reporting to the Hearing Panel.

DATED at this day of 15 December 2025

James Robertson

On behalf of **Strategic Property Limited**

Electronic address for service of Submitter: Tom.Morgan@Tattico.co.nz

**Strategic Property Limited as Development Manager of
Mangawhai Central Residential**

c/- Tattico

PO Box 91562, Victoria Street, Auckland 1142

Telephone: +64274 924 387

Contact person: Tom Morgan

Service of Further Submission

A copy of this further submission has been sent to Kaipara District Council at the address for service listed in the submission.

Schedule 1 – Detailed further submissions to the PDP

Sub #	Submitter and address for service	Decision Sought by Submitter	Support/ Oppose	Reasons	Decision Sought
1. 7.1 FS96.1	David Medland-Slater david.medlandslater@gmail.com	Delete the Mangawhai/Hakaru Managed Growth Area.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed.
2. 67.5 FS96.2	Adam Booth adam@pacificoastsurvey.co.nz	Delete the Mangawhai/Hakaru Managed Growth Area overlay	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed

3. 50.2 FS96.3	Evolve Planning Email: kylie@evolveplanning.co.nz	Mangawhai Hakaru Growth Area Overlay and Mapped Extent as well as well as the associated provisions including but not limited to SD UFD P7, SUB P6, Sub P 12, Sub P8, SubR2.11 and any other reference to this Growth Area within the Plan.	Oppose	<ul style="list-style-type: none"> The introduction of the Rule SUB-S3 relating to subdivision in the Mangawhai Hakaru Growth Area being a Discretionary Activity is supported by SPL as this means Council have full discretion to assess new developments. This is preferable in comparison to the relevant provisions in the Operative District Plan ('ODP') whereby subdivision complying with a minimum site size requirement of 600m2 and being connected to reticulated infrastructure is a controlled activity, with Council's discretion limited to a narrow list of assessment matters (compliance with standards, servicing, reverse sensitivity, future development, site access and overlays). The introduction of the rule and discretionary activity status ensures all potential adverse effects are able to be considered by Kaipara District Council when assessing resource consent applications seeking to subdivide land. 	That the submission is not allowed.
4. 67.5 FS96.4	Adam Booth Adam@pacificcoastsurvey.co.nz	Delete the reference to the Mangawhai/Hakaru Managed Growth Area from the Proposed District Plan entirely	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed.

5.	67.8	Adam Booth Adam@pacificcoastsurvey.co.nz	Retain Standard GRZ-R3 and the ability to have two or more units on same freehold title.	Oppose	<ul style="list-style-type: none"> The allowance for two dwellings per Site, is considered to further compound existing constraints on the District's reticulated bulk infrastructure supply, making it difficult for Kaipara District Council to track and existing capacity in key networks and also review and assess such scenarios, given that there will be no formal resource consent process. This approach is contrary to the plan change's objective of carefully managing growth and wider effects in area where there is demonstrably high demand, as is the case for Mangawhai. 	That the submission is not allowed.
6.	86.1	Blair Hilditch blair.hilditch@windowslive.com	Delete the Mangawhai/Hakaru Managed Growth Area.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed.
7.	110.5	Astute Consulting nicki.farrow@outlook.com	Delete the Mangawhai/Hakaru Managed Growth Area. Add overlays protecting the Mangawhai and Kaipara Harbours (reinstated from the Operative District Plan) and add stronger guidance or runoff and impermeable surface controls within these overlays.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed.
8.	177	Mangawhai Matters Incorporated Joel.cayford@gmail.com	Retain the Mangawhai/Hakaru Managed Growth Area	Support	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is allowed.

9.	177.5 and 177.9	Mangawhai Matters Incorporated Joel.cayford@gmail.com	<p>Planning Maps:</p> <ul style="list-style-type: none"> - Add an Overlay map showing the Mangawhai Estuary catchment area at risk of producing sediments which can be transported by runoff from storm events after uncontrolled activity, development or siteworks occur within that land area. - Add associated subdivision and earthworks controls applying within the overlay. The controls sought, which have been developed through Environment Court appeals to Private Plan Changes 83 and 84. 	Oppose	<ul style="list-style-type: none"> ▪ The map proposing the overlay is not provided as part of the submission, hence, the extent of the overlay sought is not clear. ▪ The provisions sought duplicate proposed Kaipara District Plan requirements and standards which have also been strengthened through the proposed plan change. ▪ The global stormwater discharge consent obtained by KDC from NDC requires provision for water sensitive design features relating to stormwater discharges, which addresses the relief sought in the submission and the request for an overlay. 	That the submission is not allowed
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**FS96.9
and
FS96.10**

10.	217.7 8	Cato Bolam Consultants	Retain rule SUB-S3	Support	<ul style="list-style-type: none"> The introduction of Rule SUB-S3 relating to subdivision in the Mangawhai Hakaru Growth Area being a Discretionary Activity is supported, as this means Council have full discretion to assess new developments. This is preferable in comparison to the relevant provisions in the Operative District Plan ('ODP') whereby subdivision complying with a minimum site size requirement of 600m² and being connected to reticulated infrastructure is a controlled activity, with Council's discretion limited to a narrow list of assessment matters (compliance with standards, servicing, reverse sensitivity, future development, site access and overlays). The introduction of the rule and discretionary activity status ensures all potential adverse effects are able to be considered by Kaipara District Council when assessing resource consent applications seeking to subdivide land 	That the submission is allowed.
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FS96.11 kaarenj@cato
bolam.co.nz

11.	217.1 07	Cato Bolam Consultants kaarenj@cato-bolam.co.nz	Submission seeks to amend GRZ-R3 to allow for residential units connected to a reticulated wastewater system to not exceed one residential unit per 400m ² net site area.	Oppose	<ul style="list-style-type: none"> The introduction of Rule GRZ-R3 imposing a minimum site size requirement of 600m² per allotment in the General Residential Zone assists in managing growth within the Mangawhai Hakaru Managed Growth Area where there is demonstrably high demand for existing bulk infrastructure facilities and capacity is constrained. It is also acknowledged that this minimum lot size requirement is also in keeping with the established development pattern within Mangawhai and Mangawhai Heads, where site sizes range from 600m² -1000m² and replicates the existing minimum site size requirement for the General Residential Zone in the ODP 	That the submission is not allowed.
12.	222.2	Kaipara District Council koverwater@kaipara.govt.nz	<ul style="list-style-type: none"> Delete the Estuary Estates Special Purpose Zone from the planning maps and replace with a suitable spatial layer from the suite set out in the National Planning Standards Amend the provisions for the Estuary Estates Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer; and Amend the provisions which apply to the Estuary Estates Special Purpose Zone to align them with provisions for equivalent zones or spatial layers. 	Oppose	<ul style="list-style-type: none"> The proposed amendments to the Estuary Estate Special Purpose Zone and Maps is not appropriate given that these have been settled through an Environment Court process, and do not meet the requirements of Section 32 of the RMA. In addition, no alternative provisions or maps have been presented. 	That the submission is not allowed.

13.	231.7	S Cullen FS96.14 alisan@barke.r.co.nz	Delete or refine the Mangawhai Hakaru Growth Area and any necessary consequential amendments.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
14.	247.15	Foodstuffs North Island Limited FS96.15 david@barker.co.nz	Delete or refine the Mangawhai Hakaru Growth Area and any necessary consequential amendments.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
15.	256.6	Philip Ryan FS96.16 Phil.ryan@hlmedia.co.nz	Delete the Mangawhai/Hakaru Managed Growth Area overlay. Or amend and refine the Mangawhai/Hakaru Managed Growth Area overlay, and any necessary consequential amendments.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
16.	280.4	Moir Point Park Developments FS96.17 burnette@thepc.co.nz	Delete or refine the Mangawhai Hakaru Growth Area	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
17.	282.8	Murphy Property Development Limited FS96.18 alisan@barke.r.co.nz	Delete the Mangawhai/Hakaru Managed Growth Area overlay. Or amend and refine the Mangawhai/Hakaru Managed Growth Area overlay, and any necessary consequential amendments.	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed

18.	290.1	Te Whai bay Wines tewhaibaywin@gmail.com	Delete or refine the Mangawhai Hakaru Growth Area	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
19.	291.1	Tovolea Farm Limited christinebygrave@gmail.com	Delete the Mangawhai/Hakaru Managed Growth Area	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
20.	315.5	Horizon Surveying & Land Development joe@hslld.nz	Delete (inferred) the Mangawhai-Hakaru Managed Growth Area overlay, and add more flexible tools such as structure planning, revised zoning, and infrastructure assessments to support responsive and context-sensitive growth	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
21.	315.68	Horizon Surveying & Land Development joe@hslld.nz	Amend the activity status for GRZ-R3 so that the activity status for no more than two residential units is controlled rather than permitted, allowing Council to assess relevant effects while still supporting residential intensification.	Oppose	<ul style="list-style-type: none"> With a controlled activity status, with Council's discretion limited to a narrow list of assessment matters (compliance with standards, servicing, reverse sensitivity, future development, site access and overlays). The introduction of the rule and discretionary activity status ensures all potential adverse effects are able to be considered by Kaipara District Council when assessing resource consent applications seeking to subdivide land. 	That the submission is not allowed

22.	315.1 37	Horizon Surveying & Land Development joe@hsld.nz	Retain rule SUB-S3	Support	<ul style="list-style-type: none"> The introduction of Rule SUB-S3 relating to subdivision in the Mangawhai Hakaru Growth Area being a Discretionary Activity is supported, as this means Council have full discretion to assess new developments. This is preferable in comparison to the relevant provisions in the Operative District Plan ('ODP') whereby subdivision complying with a minimum site size requirement of 600m2 and being connected to reticulated infrastructure is a controlled activity, with Council's discretion limited to a narrow list of assessment matters (compliance with standards, servicing, reverse sensitivity, future development, site access and overlays). The introduction of the rule and discretionary activity status ensures all potential adverse effects are able to be considered by Kaipara District Council when assessing resource consent applications seeking to subdivide land 	That the submission is allowed.
	FS96.23					
23.	319.2	J Warden warden899@hotmail.com	Delete the Mangawhai-Hakaru Managed Growth Area overlay. AND	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
	FS96.24					
24.	332.4 7	Northland Regional Council ingridk@nrc.govt.nz	Retain the Mangawhai/Hakaru Managed Growth Area	Support	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is allowed
	FS96.25					

25.	348.8	Thelma and Louise Mangawhai Limited - burnette@thepc.co.nz	Delete the Mangawhai/Hakaru Managed Growth Area	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed
26.	356.2	M Anderton & C Elliot-Cotton cindacotton@gmail.com	Retain Standard GRZ-R3 as notified.	Oppose	<ul style="list-style-type: none"> The allowance for two dwellings per Site, is considered to further compound existing constraints on the District's reticulated bulk infrastructure supply, making it difficult for Kaipara District Council to track and existing capacity in key networks and also review and assess such scenarios, given that there will be no formal resource consent process. This approach is contrary to the plan change's objective of carefully managing growth and wider effects in area where there is demonstrably high demand, as is the case for Mangawhai. 	That the submission is not allowed.
27.	362.2	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd joe@hslid.nz	Delete or refine the Mangawhai Hakaru Growth Area	Oppose	<ul style="list-style-type: none"> The introduction of the Mangawhai Hakaru Managed Growth Area will assist with the PDP's objective of managing growth in areas where there is high demand. 	That the submission is not allowed

28.	362.9	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd joe@hsld.nz	Retain rule SUB-S3	Support	<ul style="list-style-type: none"> The introduction of Rule SUB-S3 relating to subdivision in the Mangawhai Hakaru Growth Area being a Discretionary Activity is supported, as this means Council have full discretion to assess new developments. This is preferable in comparison to the relevant provisions in the Operative District Plan ('ODP') whereby subdivision complying with a minimum site size requirement of 600m2 and being connected to reticulated infrastructure is a controlled activity, with Council's discretion limited to a narrow list of assessment matters (compliance with standards, servicing, reverse sensitivity, future development, site access and overlays). The introduction of the rule and discretionary activity status ensures all potential adverse effects are able to be considered by Kaipara District Council when assessing resource consent applications seeking to subdivide land 	That the submission be allowed.
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Meagan Walters

From: Tom Morgan <tom.morgan@tattico.co.nz>
Sent: Monday, 9 February 2026 4:34 pm
To: Meagan Walters
Subject: RE: Further Submission Query

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Meagan,

Thanks for the email.

I've reviewed the below query in line with Strategic Property Limited's original submission and also the submissions of Moir Point Park Developments and Thelma and Louise Mangawhai Limited and can advise the following:

- **Moa Points Park Developments Limited** – This should be submission point 280.3
- **Thelma and Louise Mangawhai Limited** – This should be submission point 348.7

Trust that this gives you everything you need, however, please let me know if there is anything else that requires clarification.

Regards,

Tom Morgan | Principal | Tattico Limited
Level 11, West Plaza Tower, 1-3 Albert Street, Auckland 1010
PO Box 91562, Victoria Street, Auckland 1142, New Zealand
www.tattico.co.nz

mobile. +64 27 634 3936

tattico



From: Meagan Walters <mwalters@kaipara.govt.nz>
Sent: Monday, 9 February 2026 2:34 pm
To: Tom Morgan <tom.morgan@tattico.co.nz>
Subject: Further Submission Query

You don't often get email from mwalters@kaipara.govt.nz. [Learn why this is important](#)

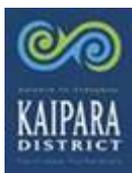
Hi Tom

Thank you for the Further Submission you recently submitted to the Kaipara District Council submission process on behalf of your client Strategic Property Limited acting on behalf of Mangawhai Central

Residential. The further submission has now been processed. However, during this process, we noted some discrepancies which require your attention. These are shown below. Could you please review the points you submitted below and advise us as soon as possible of the correct original submission point number in order for us to complete your further submission.

Row No in submission/Name of original submitter	Original submission point	Discrepancy	Outcome sought
16. Moir Point Park Developments	280.4	This original point number as stated does not exist.	Please advise which original point this should be attributed to.
25. Thelma and Louise Mangawhai Limited	348.8	This original point number as stated does not exist.	Please advise which original point this should be attributed to.

Ngā mihi
Meagan



Meagan Walters | Planning Administrator

Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | 09 439 3123 | 021 392 218

mwalters@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

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Rāhina Monday	Rātū Tuesday	Rāapa Wednesday	Rāpare Thursday	Rāmere Friday
				

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