

Form 5

Submission on notified proposal for policy statement or plan, change or variation.

Clause 6 of Schedule 1, Resource Management Act 1991

This is a submission on Private Plan Change 85 - Mangawhai East.

Private plan change number: PPC85 | Private plan change name: Mangawhai East

Submissions must be received by 5pm on Monday 18 August 2025.



The purpose of the plan change is to:

a. Rezone approximately 94 hectares of rural zoned land within the Mangawhai Harbour overlay to a mix of residential and commercial zoned land as follows:

- Large Lot Residential 6.3 ha
- Low Density Residential 45.5 ha
- Medium Density Residential 12.5 ha
- Neighbourhood Centre 2.7 ha
- Mixed Use 2.2 ha
- Rural Lifestyle 24.7 ha

Total Area = 94 ha

b. Create a Development Area containing a suite of planning provisions to control and manage subdivision, use and development within the Plan change area.

c. Apply a Coastal Hazard overlay over the land area identified to be potentially subject to coastal hazard where the effects of potential mitigation measures will need to be managed.

d. Include Ecological features maps to convey areas of ecological sensitivity for future protection.

e. Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.

f. Make any necessary consequential amendments to the Kaipara District Plan Maps.

You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).

- **PRIVACY ACT NOTE:** Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

You can make a submission on more than one provision using this form.

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

- Please provide your details *

1A

Your first and last names	<input type="text" value="Paul Wilkes"/>
Street number and name	<input type="text" value="173 Term Point"/>
Town	<input type="text" value="Mangawhai"/>
Contact phone	<input type="text" value="021901977"/>
Email address for correspondence (one email address only)	<input type="text" value="paul.wilkes@mymarketer.co.nz"/>

- Please select your preferred method of contact *

1B

- ☒ Email
☐ Postal

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

1C

- ☐ Yes
☒ No

- If you have any attachments that relate directly to your submission on PPC85, you can upload the file/s [1E](#) here

Please attach the required Documents

- If you are a person who could gain an advantage in trade competition through making a submission on PPC85 you may only make a submission if you are directly affected by an effect of PPC85 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- Trade competition and adverse effects - select one: *

2A

- ☐ I could gain an advantage in trade competition through this submission

☒ I could not gain an advantage in trade competition through this submission

- Would you like to present your submission in person at a hearing? *

2C

☐ Yes

☒ No

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

2D

☐ Yes

☒ No

- Please submit on ONE provision at a time. Once you have completed your first submission point, you can then select an option to submit on another provision.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

Plan Change/Zoning

- Do you support or oppose the provision stated above?

3B

☐ Support

☒ Oppose

- What decision are you seeking from Council?

3C

☐ Retain

☒ Amend

☐ Add

☐ Delete

- Your reasons.

3D

Example - supports the growth of Mangawhai

Incompatible Urban Intensification

The proposed rezoning contradicts the intent of existing planning frameworks, including the Mangawhai Spatial Plan and the KDC Proposed District Plan, which designate this area as rural/residential. Introducing a mixed-use commercial hub would fundamentally alter the character of the surrounding community - physically, socially, and visually - while eroding the natural landscape and rural identity that define Mangawhai.

Infrastructure First, Not Later

The development should not proceed until all essential infrastructure - roads, footpaths, cycleways, stormwater and wastewater systems - is fully built and operational. The current proposal lacks this commitment, placing undue risk on existing and future residents and ratepayers who may be left to bear the cost or consequences of incomplete services.

Wastewater Uncertainty

There is no clear or credible plan for managing sewage from the proposed development. Without lot sizes exceeding 4,000 m², a new wastewater system will be essential. Before any approval is granted, an independent environmental risk assessment should be mandatory to safeguard the sensitive estuarine ecosystem nearby.

Threat to Coastal Wildlife and Natural Landscape

The plan change area lies alarmingly close to nesting grounds of one of New Zealand's most endangered coastal birds. The proposal offers insufficient protections - particularly around predator control, such as cats - which poses a serious threat to native bird populations. The lack of robust ecological safeguards is deeply concerning given the area's outstanding natural landscape status.

School Overload

Mangawhai Primary School is already nearing its capacity limits. While additional classrooms are planned, there's no long-term solution or new school proposed. An influx of families from the new development could strain educational resources and exacerbate traffic congestion - both around the school and for those commuting to secondary schools outside the area.

Traffic Explosion

Black Swamp Road currently sees modest traffic volumes, but projections suggest this could balloon to 7,000-8,000 vehicle movements per day if the development proceeds. That's nearly a fivefold

3E Do you want to make a submission on another provision? ☐ Add another submission point ☒ I'm finished

- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files. Please check your spam, updates and promotion folders if it does not appear in your inbox.

If you have any queries at all please email the District Planning Team: planchanges@kaipara.govt.nz or phone 0800 727 059

[PublicVoice](#)

3D Your reasons

Incompatible Urban Intensification

The proposed rezoning contradicts the intent of existing planning frameworks, including the Mangawhai Spatial Plan and the KDC Proposed District Plan, which designate this area as rural/residential. Introducing a mixed-use commercial hub would fundamentally alter the character of the surrounding community - physically, socially, and visually - while eroding the natural landscape and rural identity that define Mangawhai.

Infrastructure First, Not Later

The development should not proceed until all essential infrastructure—roads, footpaths, cycleways, stormwater and wastewater systems - is fully built and operational. The current proposal lacks this commitment, placing undue risk on existing and future residents and ratepayers who may be left to bear the cost or consequences of incomplete services.

Wastewater Uncertainty

There is no clear or credible plan for managing sewage from the proposed development. Without lot sizes exceeding 4,000 m², a new wastewater system will be essential. Before any approval is granted, an independent environmental risk assessment should be mandatory to safeguard the sensitive estuarine ecosystem nearby.

Threat to Coastal Wildlife and Natural Landscape

The plan change area lies alarmingly close to nesting grounds of one of New Zealand's most endangered coastal birds. The proposal offers insufficient protections -particularly around predator control, such as cats -which poses a serious threat to native bird populations. The lack of robust ecological safeguards is deeply concerning given the area's outstanding natural landscape status.

School Overload

Mangawhai Primary School is already nearing its capacity limits. While additional classrooms are planned, there's no long-term solution or new school proposed. An influx of families from the new development would strain educational resources and exacerbate traffic congestion - both around the school and for those commuting to secondary schools outside the area.

Traffic Explosion

Black Swamp Road currently sees modest traffic volumes, but projections suggest this could balloon to 7,000–8,000 vehicle movements per day if the development proceeds. That's nearly a fivefold increase. Yet, there are no confirmed plans for intersection upgrades or traffic mitigation measures, which raises serious safety and congestion concerns.

Questionable Need for Another Commercial Hub

Mangawhai already hosts three commercial zones, including the well-established Village nearby. It's unclear whether another mixed-use hub is needed or wanted by the community. The proposal lacks justification for duplicating commercial infrastructure that may not serve genuine demand.

Housing Demand Misrepresented

The proposal's housing demand projections rely heavily on data from the past five years - a period of exceptional growth. But assuming that trend will continue indefinitely is speculative. With 1,500 - 2,000 new lots already in development across Mangawhai, it's reasonable to question whether additional supply is necessary or sustainable.increase. Yet, there are no confirmed plans for intersection upgrades or traffic mitigation measures, which raises serious safety and congestion concerns.