

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	Grant Douglas
Street number and name	59 Cheviot Street
Town	Mangawhai Heads
Contact phone	+971502862170
Email address for correspondence (one email address only)	grant@beachshadow.com

- 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)

re-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**

The reason for this objection is due to the already approved council changes for three significant re-zoning applications from rural land to residential within the immediate Mangawhai area and, their potentially unknown impact upon the amenities of the Mangawhai area.

PPC 78 (Mangawhai Central) has re-zoned 130 ha of rural land to residential, approved by KDC 29 June 2022. This re-zoning has included large business/retail lots and up to 500 residential units. Residential Lots have only come on sale as of July 2025.

PPC 83 (The Rise) has re-zoned 56.9 ha of rural land to residential, approved by KDC on 30 October 2024, with an estimated 380 residential units. None of these residential units have come online yet.

PPC 84 (Mangawhai Hills) has re-zoned 218.3 ha of rural land to residential, approved by KDC on 11 December 2024, with an estimated 600 plus residential units. None of these residential units have come online yet.

All these approved proposals, which in effect re-zones over 400 ha of rural land to residential land, provides for a minimum of 1480 new builds (this 1480 is a based on a large plot size by the developers and therefore will undoubtedly be higher). PPC85 (Mangawhai East) wants to re-zone a further 94 ha of rural land to residential, with an unknown number of residential plus community/retail dwellings. One could assume that this would add another minimum 370 residential dwellings (based on 25% of the current minimum 1480 new builds in the present three re-zoned land masses, but this figure will also undoubtedly be higher).

In all the proposals of rural to residential land re-zoning, significant details have theoretically been addressed to allay concerns about the various impacts of these new residential sub-divisions. If any of the theoretical aspects of these developments are incorrect, it is likely that the KDC (and therefore the rate payers, either financially and/or through amenity decline) will possibly be tasked with any rectifications of any issues.

Case in point: Bola Vista residential subdivision saga regarding ground stability and retention and, deficiencies related to building construction resulted in the Tauranga Council purchasing 21 homes. As of February 2021, the Tauranga Council (ie the rate payers) have paid over \$6 million in prosecution and operational costs of the 21 homes in the failed sub-division and subsequently, the developers have gone into liquidation.

Therefore, I believe that adding yet another predominantly 'residential' sub-division, when the current three approved re-zoning plans have not even come on-line yet, seems fraught with potential unforeseen risks should some of these theoretical assumptions be incorrect, whether these are financial assumptions, assumptions regarding amenities and infrastructure, whilst not forgetting the possible impact to the coastal and inland waterways environment of the Mangawhai area.

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

The reason for this objection is due to the already approved council changes for three significant re-zoning applications from rural land to residential within the immediate Mangawhai area and, their potentially unknown impact upon the amenities of the Mangawhai area.

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In all the proposals of rural to residential land re-zoning, significant details have theoretically been addressed to allay concerns about the various impacts of these new residential sub-divisions. If any of the theoretical aspects of these developments are incorrect, it is likely that the KDC (and therefore the rate payers, either financially and/or through amenity decline) will possibly be tasked with post rectifications of any issues.

Case in point: Bella Vista residential subdivision saga regarding ground stability and retention and, deficiencies related to building construction resulted in the Tauranga Council purchasing 21 homes. As of February 2021, the Tauranga Council (ie the rate payers) have paid over \$6 million in prosecution and operational costs of the 21 homes in the failed sub-division and subsequently, the developers have gone into liquidation.

Therefore, I believe that adding yet another predominantly 'residential' sub-division, when the current three approved re-zoning plans have not even come on-line yet, seems fraught with potential unforeseen risks should some of these theoretical assumptions be incorrect, whether these are financial assumptions, assumptions regarding amenities and infrastructure, whilst not forgetting the possible impact to the coastal and inland waterways environment of the Mangawhai area.

So it is for this reason, I do believe that the PPC85 change from rural to residential land use, should be put on hold until the actual impact of the current three re-zoned residential land masses (400 ha) of re-zoned rural to residential land is fully or, at least, partially implemented.