

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	Hayden Poole
Street number and name	16 Driftwood Place
Town	Mangawhai Heads
Contact phone	0212721982
Email address for correspondence (one email address only)	hayden.poolenz@gmail.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)

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

1. My Position

I oppose Private Plan Change 85 in its current form and request that it be scaled back or amended to address significant concerns around infrastructure capacity, environmental protection, and long-term sustainability.

2. Key Concerns

a. Infrastructure and Services

Mangawhai's existing infrastructure, including roads, water supply, and stormwater systems, is already under pressure from rapid growth. The proposed rezoning for hectares of residential and commercial development will add significant demand that current systems are not equipped to handle. Without confirmed and funded upgrades, this scale of development risks creating serious congestion, safety issues, and service shortfalls.

b. Sewerage and Wastewater

Mangawhai's wastewater treatment plant has limited capacity. Any large-scale development increases the risk of overflows or untreated discharges, particularly during peak holiday periods. Expansion should not proceed until there is a proven plan to upgrade sewerage infrastructure that safeguards public health and the environment.

c. Estuary and Coastal Protection

The development area sits within the Mangawhai Harbour overlay, an ecologically sensitive environment. Increased urban runoff, sedimentation, and potential pollution threaten the estuary's water quality, shellfish beds, and marine life. The proposed Coastal Hazard overlay highlights long-term climate and sea-level risks that should limit, not expand, intensive development in these areas.

d. Ecological Sensitivity

While the plan change includes ecological feature maps, rezoning rural land for more intensive use will inevitably place pressure on these sensitive areas. Stronger, enforceable protections are needed to prevent habitat loss, erosion, and biodiversity decline.

3. Requested Outcome

I request that the Council:

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

1. My Position

I oppose Private Plan Change 85 in its current form and request that it be scaled back or amended to address significant concerns around infrastructure capacity, environmental protection, and long-term sustainability.

2. Key Concerns

a. Infrastructure and Services

Mangawhai's existing infrastructure, including roads, water supply, and stormwater systems, is already under pressure from rapid growth. The proposed rezoning for 94 hectares of residential and commercial development will add significant demand that current systems are not equipped to handle. Without confirmed and funded upgrades, this scale of development risks creating serious congestion, safety issues, and service shortfalls.

b. Sewerage and Wastewater

Mangawhai's wastewater treatment plant has limited capacity. Any large-scale development increases the risk of overflows or untreated discharges, particularly during peak holiday periods. Expansion should not proceed until there is a proven plan to upgrade sewerage infrastructure that safeguards public health and the environment.

c. Estuary and Coastal Protection

The development area sits within the Mangawhai Harbour overlay, an ecologically sensitive environment. Increased urban runoff, sedimentation, and potential pollution threaten the estuary's water quality, shellfish beds, and marine life. The proposed Coastal Hazard overlay highlights long-term climate and sea-level risks that should limit, not expand, intensive development in these areas.

d. Ecological Sensitivity

While the plan change includes ecological feature maps, rezoning rural land for more intensive use will inevitably place pressure on these sensitive areas. Stronger, enforceable protections are needed to prevent habitat loss, erosion, and biodiversity decline.

3. Requested Outcome

I request that the Council:

Reduce the scale and density of the proposed rezoning.

Require infrastructure and sewerage upgrades before any large-scale subdivision or building consents are granted.

Strengthen protections for the Mangawhai estuary and surrounding ecology, including greater setbacks from waterways and coastal hazard zones.

Limit development in areas identified as high-risk for coastal hazards and flooding.

4. The specific provision of the proposal that my submission relates to:

Zoning — particularly the proposed changes from rural to residential and commercial zones (Large Lot Residential, Low Density Residential, Medium Density Residential, Neighbourhood Centre, Mixed Use, and Rural Lifestyle).