

## 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

<b>Your first and last names</b>	Jes Magill
<b>Street number and name</b>	21 Margaret Street
<b>Town</b>	Mangawhai Heads
<b>Contact phone</b>	027 537 4017
<b>Email address for correspondence (one email address only)</b>	jes.magill@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)

submission on Private Plan Change 85 - Mangawhai East to KDC District Plan

- 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 Private Plan Change 85 goes against the KDCs previous assessment of the area - that it's vulnerable and should not be built upon.

That the KDC has now decided that the area is suitable for intensive development is simply nuts, ethically and morally wrong, civically irresponsible, negligent and will prove destructive to the environment and Mangawhai's way of life for its' residents.

The entire area is ecologically sensitive and no further development should be allowed here. the proposed change mentions making further protections - this is a nonsense. The only future protection could be made is by prohibiting any further possible development.

PPC85 is KDCs lowest display of civic behaviour yet - this development simply cannot go ahead.

And what is this to the left? Example - supports the growth of Mangawhai? What does this mean - it looks like you're trying to influence people's responses.

KDC - this PPC85 is appalling and should never have left your offices.

Jes Magill  
21 Margaret Street  
Mangawhai Heads  
0505

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](mailto:planchanges@kaipara.govt.nz) or phone 0800 727 059

• [PublicVoice](#)