

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="Richard Poole"/>
Street number and name	<input type="text" value="21 Margaret St, Mangawhai Heads"/>
Town	<input type="text" value="Mangawhai"/>
Contact phone	<input type="text" value="02749338"/>
Email address for correspondence (one email address only)	<input type="text" value="richardpoole@xtra.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)

PPC85 to KDC's District Plan, Mangawhai East, to the 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**

I have owned a property at Mangawhai Heads for nearly 25 years, and over that period have noticed the incredible growth of the greater Mangawhai area. In recent years this growth rate has stepped up to a new level, starting with the Mangawhai Central development, and this is putting immense pressure on the local infrastructure. We currently have new subdivisions at Mangawhai Central, Cove Rd, Cullen St, plus many smaller fill in lots. These alone once built and occupied will stretch local infrastructure to the limit, being roading, wastewater, plus the main access roads. Also the delicate Mangawhai Estuary and bird sanctuary will be put under more pressure. The KDC has identified future development in the Mangawhai Spatial Plan (MPS) and PPC 83 and PPC84 in what I think is a manageable plan. PPC85 is not consistent with the MSP, and if it were to be accepted and implemented, it would set a precedent that the KDC will allow unlimited development anywhere within their boundaries and that any land owner can do subdivision. Also it goes completely against decades of work to preserve the estuary and bird sanctuary with the amount of estuary foreshore in the plan. The KDC current decision makers will be long gone when the full detrimental effects of PPC85 are realized down the track, so it is the responsibility of the current council to say no to PPC85 and make a stand. Come on KDC, stand up and be counted and listen to your community and don't be swayed but a small group of individuals wanting to cash up and the expense of the wider community. Stick with the current MSP and PPC83 and PPC84 and put your foot down and show us why we elected you.

Richard Poole

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

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