

Form 5

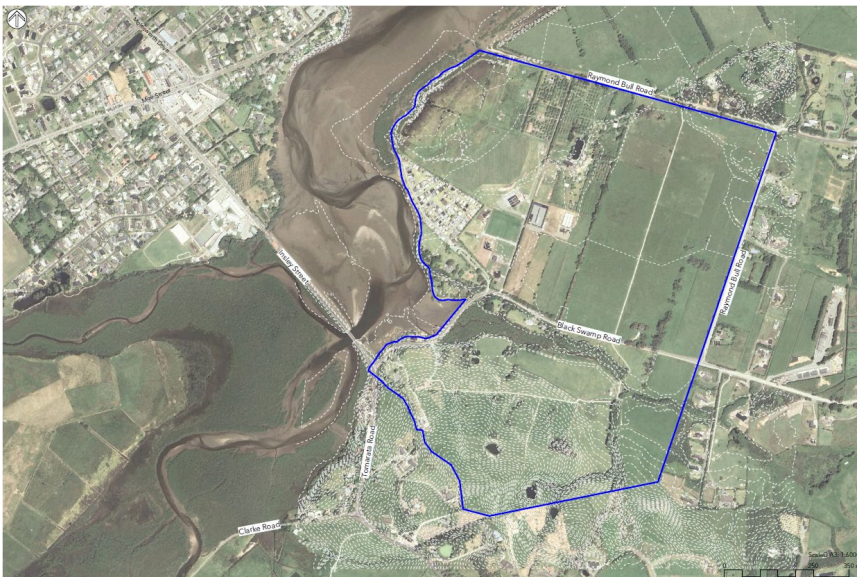
Submission on notified proposal for policy statement or plan, change or variation.

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

Kirsti Burns

Street number and name

82 Tern Point

Town

Mangawhai

Contact phone

0274547784

Email address for correspondence (one email address only)

kirstiburns1@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)

Re Zoning this area

- 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 would like this Private Plan Change to be denied.

This PPC85 is against the Mangawhai Spatial Plan and the KDC Proposed District Plan. The rezoning of this area is unnecessary. With already approved developments at The Hills x 600, The Rise x 380, Mangawhai Central x 1200, Jessie Developments x 105, over 300 private approved sections this year alone. There is enough small, residential sections available in Mangawhai. This area should remain as rural, as it is currently zoned.

Therefore, any new properties in this area will be sizeable enough to deal with their own wastewater and effluent without taxing the current local systems.

The "planners" should be consolidating the proposed developments to create a seamless flow for Mangawhai. Ensuring that the appropriate infrastructure is in place. With ensuring that the above already approved developments are successful by supporting this new "commercial" area at Central and not creating yet another commercial area on the other side of the estuary.

There are too many developments in Mangawhai with an oversupply of small sections now flooding the market. This will do nothing but decrease the value of land in our area and create a number of "white elephants" that will sit incomplete, with empty unkempt sections for years to come.

Keep this land zoned rural, deny this plan change, to ensure the health of our estuary and a development of rural/residential lots of quality self-sustaining houses, adding ecological value to our area.

- 3E Do you want to make a submission on another provision?

☒ Add another submission point
 ☐ I'm finished
- The specific provision of the proposal that your submission relates to:

4A (For example - Zoning)

Staging of the development
- Do you support or oppose the provisions stated above?

4B

☐ Support
 ☒ Oppose
- What decision are you seeking from Council?

4C

☐ Retain
 ☐ Amend
 ☐ Add
 ☐ Delete
- Your reasons.

4D

**Example -
supports
the growth
of
Mangawhai**

PPC85 is proposing to commence earthworks in late 2027, "First Stage" civil works in early 2028. Titles early 2029, commencing construction - first houses complete early 2030. All this without commencing any infrastructure.

In other words, they look to be waiting until after they have sold their houses and built them before starting any of their infrastructure projects. What is the guarantee the community or council have that they will ever do any of the proposed infrastructure. Surely you cannot build a house that is not connected to a wastewater, sewerage system?

To allow a private plan change, of this size and scale, the developer would surely have to ensure that the infrastructure is in place before any development can commence.

What is the height of the sections that is allowed? How much infill is going to be required to build on sections this close to the water. How many truckloads of infill is needed? Surely this needs to be done prior to any building.

All drains, for storm water should be in place to protect the estuary from runoff. All roads should be sealed and laid before construction trucks arrive.

Where is the stormwater and septic going to go?

- 4E Do you want to make a submission on another provision? ☒ Add another submission point
☐ I'm finished
- **The specific provision of the proposal that your submission relates to:**

5A (For example - Zoning)

Wastewater
- Do you support or oppose the provisions stated above?

5B ☐ Support
☒ Oppose
- What decision are you seeking from Council?

5C ☐ Retain
☐ Amend
☐ Add
☒ Delete
- Your reasons.

5D

**Example -
supports
the growth
of
Mangawhai**

What wastewater system are they proposing? Their plan says that they are looking to join into an existing system. The only septic system on this side of the estuary is the campgrounds "private" sewerage system, which is almost at capacity. It is a "private" system so cannot be added into. It is also not built to handle this volume of waste. A new wastewater system would have to be designed, engineered and built. And would therefore mean running more effluent across our harbour. The risks to Mangawhai by contaminating the estuary would be devastating. Is it worth the risk? No!

Once pumped across the estuary to the Mangawhai sewerage system. Will the existing system cope with another up wards of 900 houses?

This plan change needs to be denied to ensure, the health of the Mangawhai Estuary.

5E 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](#)