

## 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**

Irene Dawne Sanson & Gavan Riley

**Street number and name**

51 Sandhill Heights

**Town**

Mangawhai

**Contact phone**

0272893185

**Email address for correspondence (one email address only)**

dawne.sanson@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 here

1E

- [Submission opposing PPC85.docx](#)

- 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)

Plan Change PPC85

- 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

As outlined in attached file

**Example -  
supports  
the growth  
of  
Mangawhai**

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

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[PublicVoice](#)

## **Submission on Private Plan Change PPC85 Mangawhai East**

My name is Dawne Sanson, writing on behalf of myself and partner, Gavan Riley.

We live on Sandhill Heights overlooking Blackswamp Road and the proposed development.

We are opposed to this plan change and the entire development for these reasons:

- PPC85 is inconsistent with the Mangawhai Spatial Plan for Growth (MSP). The proposed area is close to the beach, sand dunes and estuary and puts at risk protection of flora and fauna, in particular New Zealand's most endangered birds, the NZ Fairy Tern. The area is within the tsunami risk zone and is likely to be affected by sea level rise and other climatic changes associated with global warming. These changes potentially put properties at risk in terms of insurance cover for such events.
- PPC85 will enable development activities that threaten the amenity and ecology of the Mangawhai Estuary.
- PPC85 is inconsistent with the recently notified KDC Proposed District Plan (PDP) which does not identify this land as suitable for urban development. Policy 7 of the NZ Coastal Policy requires councils to protect from inappropriate subdivisions. We see this as an inappropriate proposal which will require unplanned infrastructure.

In summary, no options proposed in the MSP support intensified development in this area which has been identified as being of 'coastal and riparian value'.

There are already three commercial hubs in Mangawhai and another area is not necessary. In addition, three years ago the Northern Transport Alliance stated that the Mangawhai roads could only cope with 850 more houses. With the three plan changes already approved we have almost 3 times that number of sections already available (2500 sections have been approved through plan changes and resource consents). The increased traffic around the entrance to Blackswamp Road will create a major congestion point, particularly during peak holiday periods.

The satellite village created will require roading, sea defences, storm water and sewage connections putting the harbour at risk and straining already existing systems. There is a likelihood of pressure for launching ramps for powered boats and jet skis creating intensified use of the upper harbour reaches, destroying the peace and quiet and its ecological values, e.g. Fairy Tern territorial feeding areas will be at risk.

Construction of almost 1000 houses will create ongoing noise and disturbance for years, disrupting the peace and quiet of this rural residential area. From our property, we will look down over this. Shelterbelt trees will be removed as part of clearing the land and with more intensified building there will be limited planting of new native vegetation. The mixed use zone and medium density zone are very close to the estuarine creek to the south of Blackswamp Road. As properties become established domestic pets will arrive and these are a risk to birds, particularly the Fairy Terns. Policing of a 'no cats' covenant is problematic.

We oppose the entire PPC85 plan change.