

## 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**

Craig and Deirdre (Dee) Payne

**Street number and name**

19 Findlay Street

**Town**

Mangawhai Heads

**Contact phone**

0274475980

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

dee.payne@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](#)

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)

Private Plan Change 85 - Rezone

- 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**

We support well considered growth of Mangawhai. The above plan change, as proposed, will provide Mangawhai with a quality urban environment incorporating choices of living and retail which will connect to the existing urban area and harbour.

The proposed plan change and rezoning is an opportunity to significantly improve public amenity and access resulting in a better connected and higher quality urban area for Mangawhai over decades to come that will benefit the current community and future generations.

The existing and future growth in Mangawhai, which is inevitable, must be offset by well thought out quality development which not only ensures ecological protection but enhances public amenities as is indicated by the proposed change incorporating no smaller than medium density residential lots and a coastal edge via a delineated public walking and cycling track to compliment the similar new existing walk/cycle track.

This is an opportunity to thoughtfully provide the existing and future members of the community with a quality, well thought out proposal by a reputable company which is locally (NZ) owned, who are known for their quality subdivisions and development that utilise the services of dedicated designers, specialists and planners to ensure their projects are completed to the high level which Mangawhai deserves.

**CONCLUSION:**

The Submitter seeks that Plan Change 85 – Mangawhai East be Approved as notified, or with amendments within scope, as necessary to ensure a quality environmental outcome as sought through the plan change application.

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](#)