

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

Vicky and Timothy Andrew

Street number and name

38 Raymond Bull Road

Town

Mangawhai

Contact phone

0212763118

Email address for correspondence (one email address only)

vjandrew@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)

DEV XSUB S1-1 Density/Minimum site size and any relevant objectives and policies and other relevant

- 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

Medium density residential zone changed to low density residential zone

**Example -
supports
the growth
of
Mangawhai**

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)

DEV XSAUB S3 2 Esplanade and other reserve enhancemnent

- 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

Change the pest and weed control timeframe from 6 months to 5 years by the developer and then in perpetuity by council.

**Example -
supports
the growth
of
Mangawhai**

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)

DEV XSUB S8 Stormwater

- 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

The stormwater rule talks about a stormwater management plan but this has not been attached. Can the stormwater management plan be prepared in consultation with directly neighbouring landowners.

**Example -
supports
the growth
of
Mangawhai**

5E 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:**

6A

(For example - Zoning)

DEV X REQ 2 Subdivision or development that will enable 50 or more residential units or residential

- Do you support or oppose the provisions stated above?

6B

☒ Support
☐ Oppose

- What decision are you seeking from Council?

6C

☐ Retain
☐ Amend
☐ Add
☐ Delete

- Your reasons.

6D

Support the walkway to the village

**Example -
supports
the growth
of
Mangawhai**

- If you have another further submission to make, please submit this form and start a new one.
- 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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[PublicVoice](#)