

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	Derek Smyth
Street number and name	5 Park Rise
Town	Mangawhai
Contact phone	021654264
Email address for correspondence (one email address only)	dsmythdent@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

- [IMG_6887.png](#)
- [IMG_6888.png](#)
- [IMG_6889.png](#)
- [IMG_6890.png](#)

- 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.

- 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)

Zoning

- 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**

1/AS STATED IN MY ATTACHMENTS

2/TO SUMMARIZE

Residents, local, regional and central government have no concept of or plans of Mangawhai, Rodney and Kaipara environs should look like in the future

Its apparent developers and related entities are creating most aspects of the areas future, to the possible detriment of current and future inhabitants.

In this case due to the catastrophic amount of planned developments to date in Mangawhai this proposal as it is is unviable and will not succeed within the next 20 years or so.

I surmise acres of denuded farmland and coastal land will be left, and the proposers of this rezoning will on-sell.

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

• [PublicVoice](#)



30

Making Submiss...



- INTENSIVE URBANISATION
 - The proposal goes against existing planning document provisions such as the Mangawhai Spatial Plan and KDC Proposed District Plan which identifies this land as a rural/residential area. Rezoning it and allowing a mixed-use commercial hub would change the physical, social and aesthetic fabric of the adjacent community as well as be to the detriment of the natural environment and rural character of the area.
- STAGING OF THE DEVELOPMENT
 - It should be a requirement that all infrastructure (incl. roading upgrades, footpaths, cycleways, storm and wastewater services) should be fully constructed and operational before the first dwellings are built so there is no risk to current and future Mangawhai ratepayers and occupiers. This is not the case with the current proposal.





30

Making Submiss...



occupiers. This is not the case with the current proposal.

- WASTEWATER

- Cabra's proposal offers no clear plan for how raw sewage from the proposed development will be managed. A new wastewater system will be required unless lot sizes are over 4,000 sq meters. The completion of an independent risk analysis should be a mandatory requirement before any decision is made to ensure protection of the fragile estuarine environment.

- COASTAL BIRD TAONGA AND OUTSTANDING NATURAL LANDSCAPE

- There is minimal acknowledgement in the proposal that the location of the plan change area is very close to the nesting area of one of New Zealand's most endangered birds – it includes inadequate measures to control cats, a known apex predator to native birds.





30

Making Submiss...



- TRAFFIC
 - Currently Black Swamp Road (Tomarata Road end) is a low traffic area, with approximately 1,174 traffic movements a day according to the proposal. This could increase around 5x as 7,000-8,000 daily traffic movements have been predicted for the proposed plan change area. Intersection upgrades would be required, though none are currently planned nor in the pipeline.
- MIXED USE/COMMERCIAL HUB
 - There are already three commercial areas in Mangawhai, including the nearby Village – is another necessary or desirable?
- HOUSING DEMAND IN MANGAWHAI
 - Assessments done in the proposal are based on demand for housing over the last five years in Mangawhai which we know has been significant. Does it make sense to assume this will continue and surely the





30

Making Submiss...



movements a day according to the proposal. This could increase around 5x as 7,000-8,000 daily traffic movements have been predicted for the proposed plan change area. Intersection upgrades would be required, though none are currently planned nor in the pipeline.

- MIXED USE/COMMERCIAL HUB
 - There are already three commercial areas in Mangawhai, including the nearby Village – is another necessary or desirable?
- HOUSING DEMAND IN MANGAWHAI
 - Assessments done in the proposal are based on demand for housing over the last five years in Mangawhai which we know has been significant. Does it make sense to assume this will continue and surely the 1,500-2,000 new lots already underway within developments in Mangawhai will provide sufficient supply to meet demand?

