

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	Ed Smyth
Street number and name	45 Windsor Way
Town	Mangawhai
Contact phone	021466662
Email address for correspondence (one email address only)	ed.smyth32@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 here

1E

- [Ed_Smyth_PPC85_Submission\(1\).docx\(1\).pdf](#)

- 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)

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

I have outlined this in the attached document

**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 or phone 0800 727 059

• [PublicVoice](#)

Submission on Publicly Notified Proposed Plan Change 85 – Mangawhai East

To: Kaipara District Council
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Dargaville 0340

Submitter name: Ed Smyth
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1. Trade Competition

I could not gain an advantage in trade competition through this submission.

2. Relevant Provisions

This submission relates to:

- (a) The proposed zoning of my property at 45 Windsor Way, Mangawhai (Lot 1 DP 545009) under Proposed Plan Change 85 (PPC85).
- (b) The related provisions, including objectives, policies and rules, of PPC85.
- (c) Associated mapping, overlays, and the supporting Section 32 analysis relied upon to justify the notified zoning.

3. Background

Property Context

3. Background
Property Context

3.1 I own land within the PPC85 area (Lot 1 DP 545009), located on Windsor Way, one property removed from and at a similar elevation to the Brewery property at 25 Windsor Way. The notified PPC85 maps propose zoning that does not reflect the site's proximity to urban services and its potential for safe and efficient residential development.

3.2 The neighbouring property (Lot 8 DP 565865) holds a Northland Regional Council resource consent (AUT.046759) authorising earthworks and filling to raise the land above the modelled 100-year coastal flood level. Our property at 45 Windsor Way, with similar topography and elevation, also holds a comparable

resource consent, and the authorised earthworks have been completed and signed off by the Northland Regional Council, effectively mitigating any flood hazard risk.

4. Overarching Basis for PPC85

4.1 The stated purpose/objectives of PPC85 are:

- To provide additional urban zoned land as a natural extension of Mangawhai Village in a location reflecting the demand for land adjacent to the coast, for residential and supporting business activities.
- To support the growth of Mangawhai and ensure that there is sufficient land supply to provide choices and maintain affordability.
- To provide a coordinated and efficient use of the land resource for the Mangawhai East area where there are urban activities and extensive rural residential living activities establishing in an ad hoc manner.

4.2 The non-statutory Mangawhai Spatial Plan recommends that the PPC85 land be zoned RLZ. However, the Section 32 assessment discounts this because it represents an inefficient use of land directly adjacent to the existing urban area where there is strong growth and demand for additional urban development in the short, medium and long term.

5. Zoning of the Property

5.1 I request that my property be zoned Low Density Residential Zone (LDRZ) in PPC85, consistent with surrounding residentially zoned land and in line with PPC85's stated objectives for urban growth.

5.2 This request is made because:

Flood hazard constraints have already been mitigated on our property and can continue to be addressed through filling to above the hazard level.

5.3 The Section 32 report for PPC85 acknowledges the high growth pressures facing Mangawhai and the need to maximise efficient use of suitably located land. Applying LDRZ to my property is consistent with this approach.

5.4 Applying lower-density or rural zoning to the property would:

- (a) Reduce the efficiency of land use by unnecessarily limiting density.
- (b) Fail to recognise that hazard constraints can be removed through proven and consented methods.
- (c) Create inconsistency with directly adjoining land that is capable of urban residential development.
- (d) Reduce housing supply potential in a high-demand environment.

5.5 The costs of retaining lower-density zoning include reduced economic efficiency, underutilisation of infrastructure, and lost housing opportunities. Conversely, rezoning to

LDRZ would provide additional housing supply and integrate the property into the planned urban environment.

5.6 The risk of applying LDRZ after hazard mitigation is minimal. The greater risk lies in not acting — retaining low-density or rural zoning — and constraining the growth potential of an appropriately located site.

6. PPC85 Provisions

6.1 Given PPC85 covers land owned by multiple parties, provisions are needed to ensure the efficient extension of services and access to all parts of the area, enabling LDRZ sites such as mine to achieve their intended potential.

7. Provisions Applying to the Property

7.1 While PPC85 is promoted as enabling integrated growth, coordinated infrastructure, and new housing supply, those outcomes do not apply to our property as currently zoned. Instead, the plan change imposes additional **rural-lifestyle type restrictions** that are inconsistent with the property's urban context and with the relief we seek.

7.2 In particular, the notified provisions would:

- Require additional ecological planting or impose biodiversity controls where natural hazard risks on our site have been mitigated.
- Restrict home business activities and homestay accommodation in ways that unnecessarily limit existing or potential uses.
- Impose broad discretionary status on activities outside narrow rules, creating uncertainty.
- Introduce further requirements for excavation, fill, stormwater management, and hazardous substances.
- Add noise restrictions that constrain ordinary rural-residential activities.
- Require higher-than-necessary on-site water storage volumes or compulsory subdivision linkages that are disproportionate to this site.

7.3 Collectively, these provisions would reduce the property's flexibility and use without providing any of the intended benefits of PPC85. We therefore seek amendments to ensure that zoning outcomes for our site are aligned with **Low Density Residential**, as set out in the relief sought below.

8. Relief Sought

8.1 Amend the PPC85 zoning maps to apply Low Density Residential Zone (LDRZ) to Lot 1 DP 545009, 45 Windsor Way, Mangawhai.

8.2 Provide consequential relief to the PPC85 provisions as needed to give effect to this submission and to achieve sustainable management.

8.3 Ensure consistency in the application of zoning principles across PPC85 so that sites with equivalent physical suitability are zoned similarly.

8.4 Amend provisions to integrate the provision of services and access, including subdivision and development, to enable the efficient and effective extension of infrastructure to all parts of the PPC85 area.

8.5 Provide alternative relief with similar effect, to ensure the property can achieve the intended residential outcomes consistent with PPC85's objectives.

I wish to be heard in support of this submission.

Ed Smyth
45 Windsor Way, Mangawhai
13 August 2025