

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

Melanie Scott

Street number and name

16 Kohanga Lane

Town

Mangawhai

Contact phone

0275 521 372

Email address for correspondence (one email address only)

melanie.scott2@icloud.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](#)

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)

a) rezoning of 95 hectares of rural land for mixed residential and commercial use

- 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

The low lying flood prone land being considered for this major plan change is unsuitable for what is essentially high density residential and commercial use. The intended residential and commercial development cannot be feasible for this low lying flood zone on the edge of the Mangawhai Estuary for a number of reasons.

1. It would entail high coverage of permeable surfaces which would create a serious threat from road and storm water run off into the estuary. KDC already fails to address and manage stormwater run off from other major development in Mangawhai, eg Mangawhai Central.
2. Wastewater Management. The Mangawhai sewerage system is not fit for purpose and is already over capacity. KDC has no cogent plans for a new system to accommodate the existing resource consent applications for new dwellings and other commercial structures within the Mangawhai catchment. Wastewater reticulation to the existing or any new wastewater treatment site will be close to vulnerable waterways and damage from storms, tsunami and earthquake will likely cause extensive damage to such a system and result in devastating environmental destruction. The cost of remediating this damage would fall on all Mangawhai rate payers. It is now well recognised that any housing or commercial developments on coastal and low lying riparian zones will be impossible to insure in the medium to long term future, due to sea level rise and climate change.
3. Ecological threats are likely to be devastating for all bird species on the Mangawhai Spit and the Harbour. In particular, the New Zealand Fairy Tern - Tara Iti - *Sternula nereis davisae* which is NZ's rarest indigenous bird with only 12 known breeding pairs. Ten of these pairs breed, forage and fledge their chicks in the immediate vicinity of the proposed development. The NZ Fairy Tern is classified as Threatened - Nationally Critical. As well as threats to its survival from pollution and significantly increased boating activity in the harbour and estuary which are the Fairy Terns' only foraging areas in the estuary and which are essential to the survival of chicks, it is a fallacy that any purported controls banning domestic pets, especially cats can be enforced. As a signatory to the UN Charter on Biological Diversity, New Zealand has an obligation to protect species and their environment. Other bird species that will be threatened are Northern NZ Dotterel, Variable Oyster Catcher, Banded Rail, Spoon Bill, Bittern and migrating godwits.
4. I have absolutely no confidence that the provisions of the ecological protections being considered will mitigate in any way the potentially catastrophic effects on the avian fauna of this vulnerable environment.

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](#)