



Form 5

Submission on a notified proposal for Private Plan Change 85 – Mangawhai East

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* Gayle

Surname* Forster

Agent (if applicable)

Postal address*

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Postcode 0505

Contact phone

Daytime phone

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Email address for Submitter* gaylepaerata@gmail.com

Email address for Agent (if applicable)

Please select your preferred method of contact*



By email



By post

Correspondence to*



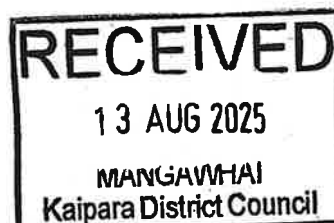
Submitter (you)



Agent



Both



Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC85**

Plan change name: **Mangawhai East**

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.

Trade competition and adverse effects (select one of the following options) *

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

If you ticked 'I could' above, please answer this question by selecting one option below:

☒ I am ☐ I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Note:

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 adversely affects the environment; and does not relate to trade competition or the effects of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

☐

Yes

☒

No

If others make a similar submission, will you consider presenting a joint case with them in the hearing?

☐

Yes

☒

No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Mangawhai
PPC85	oppose	Amend	

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WB attached separate Page with
more in-depth content

Your signature: G. Henke Date: 12/8/25

(A signature is not required if you make your submission by electronic means)

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

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Attached notes for submission on private Plan Change 85 – Mangawhai East-to the Kaipara Council District Plan

I am opposed to the whole of PPC85

Mangawhai Spatial Plan for growth area “G”

Intensified development pattern is not to be sought.

Regarding land “o” and “p”

This area/land is very close to the beach, estuary and sand dunes and the overflow of this development and its construction would effect permanently the very areas that attract people to Mangawhai. Clear waters, facilitates for water recreation and sand dunes (A bird refuge area).

The land is close to the highway to Auckland and road congestion would be a major problem.

Regarding land “q”

This area is highly restrained due to the risk of sea level rise, coastal hazards and ecological protection. This area is relatively flat and intensive building would increase the risk of flooding and permanent damage to Mangawhai’s already delicate infrastructure systems.

While there may be many reasons for this development, it is too premature. It seems to me that development occurs without full consideration of the future infrastructure systems and these been tested and functional in other existing urban MSP developments. Its too early to see as these are not yet completed.

I oppose the whole of PPC85 because the application is incomplete in setting out in detail all public/shared infrastructure needed to protect the area of Mangawhai that would allow an environment for future generations can enjoy.

Gayle Forster

