



# 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*	First name*							
Surname*								
Agent (if applicabl	e)							
Postal address*								
Postcode								
Contact phone Daytime phone Mobile phone								
Contact priorie	Daytime phor	ne	Mobile phone					
Email address for		ne	Mobile phone					
•	Submitter*		Mobile phone					
Email address for	Submitter*  Agent (if appli	cable)	Mobile phone  By email	By post				



## 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 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 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 of the effect 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	Yes	No
with them in the hearing?		

# 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
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai



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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai

Your si	gnat	ure:		 	 	 	 	 	Date:
			_						•

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

Please return this submission form and any attachments **no later than 5pm Monday 18 August 2025** to Kaipara District Council by:

**Posting to**: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: planchanges@kaipara.govt.nz or

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

**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.

Submission Point	The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Oppose or Suppport	What decision are you seeking from Council? Select which action you would like: •Retain •Amend •Add •Delete	Reasons
1	DEV XP3 - 2 Transportation and Connectivity	Oppose	Amend the policy to require a roundabout	A right hand turn bay will be insufficient
				The submitters and property owners subject to the PPC do not agree with having the restriction
2	DEV XP4 - Biodiveristy and Ecological Values Section E	Oppose	Amend this policy to enable the existing land owners to have cats in perpetuity	on cats applied to them when they have cats and would like to continue so into the future. This rule is an unfair burden.
	Business Neighbourhood and Mixed Use Centre	Outre	Delay	Mangawhai has a number of commercial and business areas already which has created a level of urban commercial sprawl throughout Mangawhai and Mangawhai Heads and another commercial area will potentially empahsis the adhoc commercial sprawl through the area and
3	Zone, Objectives and Policies and Rules	Oppose	Amend the rule to allow the continuation of existing businesses by the existing landowners that currently	create adverse amenity effects.
4	DEV-XLU R4 - Home Business	Oppose	operate from home to continue.  Amend the rule to allow the existing landowners to	
			undertake home businesses at their discretion without	We run home businesses or wish to in the future
4	DEV-XLU R4 - Home Business	Oppose	needing to comply with this rule	that wouldn't comply with this rule.
	DEV - XLU - R6 - Comprehensively designed	Orange	Delete and a secretary delication and a division	350m2 is too small for Mangawhai there are no sites in Mangawhai that are this small, this level of intensification is inapproprate and not consistent with the character or amenity values
5	DEV- XLU- R8 - Any Activity Not Otherwise	Oppose	Delete rule and associated objectives and policies  Delete or amend this rule	of the coastal township.  We undertake a number of rural uses on the site that we wish to continue to do so and have undertaken for 28 years such as farming, bonfires, horticultural acitivties that potentially could get caught up in this rule. The sites at present are rural zoned and are large enough to require grazing and there is significant horticuttral activity on the highly productive soils that is being undertaken and will continue to to do so, this rule may mean that consent is required for the basic agricultural uses in the Low Density Residential zone

			1	
				At present the sites are zoned rural and land use
				is rural in nature such as farming and
				horticulatural practices, there is the potential for
				adajcent neighbours to complain about the rural
				uses on site, therefore a objective and policy
				regarding reverse sensitivty is required to ensure
			Add in an objective and policy related to reverse	that future owners can not and do not complain
7	Objectives and Policies	Oppose	sensitivity	about adjacent farming and horticutral uses.
				The rule provides for up to 50 guests which will
				create additional noise, traffic and have an
	DEVIVITIBATONE A TO		Dile	adverse effect on the character and amenity
8	DEV-XLU-R3 1(a) Visitor Accomodation	Oppose	Delete	values of the area.
				3a rule enables townhouse type development, this is inapproprate in the area and will have
	DEV XLU s4 3(a) Setbacks from Internal			adverse effects on the character and amenity
9	Boundaries	Oppose	Delete	values
				This part of the rule is not clear that
				earthworks consent can be applied for in
				the Coastal Hazard Overlay within the Low
				Density Residentual zone, earthworks
				should be allowed / consent requried for -
10	DEV VC D1 1 (f) Everystian and Eill	Ommoso	Amond	perhaps the NRC rules should be translated into the PPC for this area.
10	DEV XG R1 1 (f) Excavation and Fill	Oppose	Amend	We undertake a number of rural uses on
				the site that we wish to continue to do so
				and have undertaken for 28 years such as
				farming (chickens, cattle, sheep, horses,
				pigs etc horticultural acitivties that
				potentially could get caught up in this rule.
				The sites at present are rural zoned and are
				large enough to require grazing and there is
				significant horticutlral activity on the highly productive soils that is being undertaken
				and will continue to to do so, this rule may
				mean that consent is required for the basic
				agricultural uses in the low density
				residentual zone. Therefore noise
				generated from these sites will not be
				typical residenital noises such as tractors,
				horticultral machinery, dogs, farm animal
				noises etc as well as existing noise from
11	DEV XGR 31(b) Noise	Oppose	Amend	established home occupations that are more rural in use.
11	DLY AGE 31(0) Noise	Оррозе	7 tilona	more raidi III use.
				Need to amend to ensure that existing sites
				can continue to use and store fertilisers and
12	DEV XGR 5 Hazardous Substances	Oppose	Amend	farm sprays for existing rural uses
		•		Medium Density Residential Zone, low
				density residential zone, Business
	DEV XSUB S1-1 Density / Minimum Site Size			Neighbourhood centre zone, business
	and any relevant objectives and policies and other		1/01/	mixed use zone to change to Large Lot
13	relevant rules	Oppose	Amend / Delete	Residential Zone

DEV XSAUB S3 2 Explands and Other Reserve Information from from from the size year by the developer and from from from from from from from from					
Amend   September   Oppose					Change the pest and weed control timeframe
Fulluriscement   Oppose   Amend   The relative property and the setuary. The way our section drains it has a high charse of enesting additional flooding drainage. The ecological values of this property including the Banded Rail, will be directly impacted by this path. It will also effect the property and security of our quiet a directly impacted by this path. It will also effect the privacy and security of our quiet a directly impacted by this path. It will also effect the privacy and security of our quiet a directly impacted by this path. It will also effect the privacy and security of our quiet a directly impacted by this path. It will also effect the privacy and security of our quiet a security of the path to follow both sides of the small tributary and will be adequate to only go along the research of the development and will be adequate to only go along the substitution of the development and a stornwater management plan by other to somewater management plan by citributary and will be adequate to only go along the southern security of the path to somewater management plan by citributary and will be adequated to only go along the southern security of the path to somewater management plan by citributary and will be adequated to only go along the southern security of the path to somewater management plan by citributary and will be adequated to only go along the southern security of the path to somewater management plan by citributary and in consultation with the current lendowners as at the moment the development area will enable so from one residential unit equitivant in the development area.  DEV X SUB \$8 Somewater Disposal  DEV X SUB \$9 Wastewater Disposal  Oppose Amend Substitute are already strongling to some southern the development area.  Support the walkway to the village are already strongling to go along the southern security of the path to the other way in perpetuity.  Existing Complex and an advanced to the path of the development area.  Anneal Substitute are already strongling to some path of t		DEV XSAUB S3 2 Esplande and Other Reserve			from 6 months to 5 year by the developer and
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