



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*

Surname*

Agent (if applicable)

Postal address*

Postcode

Contact phone

Daytime phone

Mobile phone

Email address for Submitter*

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 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 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
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV XP3 - 2 Transportation and Connectivity	Oppose	Amend the policy to require a roundabout	A right hand turn bay will be insufficient
DEV XP4 - Biodiversity and Ecological Values Section E	Oppose	Amend this policy to enable the existing land owners to have cats in perpetuity	The submitters and property owners subject to the PPC do not agree with having the restriction 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 Zone, Objectives and Policies and Rules	Oppose	Delete	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 emphasises the adhoc commercial sprawl through the area and create adverse amenity effects.

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

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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV-XLU R4 - Home Business	Oppose	Amend the rule to allow the continuation of existing businesses by the existing landowners that currently operate from home to continue.	We run home businesses or wish to in the future that wouldn't comply with this rule.
DEV-XLU R4 - Home Business	Oppose	Amend the rule to allow the existing landowners to undertake home businesses at their discretion without needing to comply with this rule	We run home businesses or wish to in the future that wouldn't comply with this rule.
DEV - XLU - R6 - Comprehensively designed residential development	Oppose	Delete rule and associated objectives and policies	350m2 is too small for Mangawhai there are no sites in Mangawhai that are this small, this level of intensification is inappropriate and not consistent with the character or amenity values of the coastal township.

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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV- XLU- R8 - Any Activity Not Otherwise Provided for	Oppose	Delete or amend this rule	We undertake a number of rural uses on the site that we wish to continue to do so and have undertaken for 20 years such as farming (chickens, cattle, sheep, horses, pigs etc), horticultural activities, bonfires, incinerators and additional primary production activities, 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 horticultural activity on the highly productive soils that is being undertaken and will continue to do so, this rule may mean that consent is required for the basic agricultural uses in the residential zone
Objectives and Policies	Oppose	Add in an objective and policy related to reverse sensitivity	At present the sites are zoned rural and land use is rural in nature such as farming and horticultural practices, there is the potential for adjacent neighbours to complain about the rural uses on site, therefore a objective and policy regarding reverse sensitivity is required to ensure that future owners can not and do not complain about adjacent farming and horticulture uses.
DEV-XLU-R3 1(a) Visitor Accommodation	Oppose	Delete	The rule provides for up to 50 guests which will create additional noise, traffic and have an adverse effect on the character and amenity values of the area.

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

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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
DEV XLU s4 3(a) Setbacks from Internal Boundaries	Oppose	Delete	3a rule enables townhouse type development, this is inappropriate in the area and will have adverse effects on the character and amenity values
DEV XG R1 1 (f) Excavation and Fill	Oppose	Amend	This part of the rule is not clear that earthworks consent can be applied for in the Coastal Hazard Overlay within the low density residential zone, earthworks should be allowed / consent required for - perhaps the NRC rules should be translated into the PPC for this area.
DEV XGR 31(b) Noise	Oppose	Amend	We undertake a number of rural uses on the site that we wish to continue to do so and have undertaken for 20 years such as farming (chickens, cattle, sheep, horses, pigs etc), horticultural activities, bonfires, incinerators and additional primary production activities, 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 horticultural activity on the highly productive soils that is being undertaken and will continue to do so, this rule may mean that consent is required for the basic agricultural uses in the residential zone. Therefore noise generated from these sites will not be typical residential noises such as tractors, horticultural machinery, dogs, farm animal noises etc as well as existing noise from established home occupations that are more rural in use.

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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV XGR 5 Hazardous Substances	Oppose	Amend	Need to amend to ensure that existing sites can continue to use and store fertilisers and farm sprays for existing rural uses
DEV XSUB S1-1 Density / Minimum Site Size and any relevant objectives and policies and other relevant rules	Oppose	Amend / Delete	Medium Density Residential Zone change to low density residential zone
DEV XSAUB S3 2 Esplanade and Other Reserve Enhancement	Oppose	Amend	Change the pest and weed control time frame from 6 months to 5 year by the developer and then in perpetuity by Council

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

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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV XSUB s8 Stormwater	Oppose	Amend	The stormwater rule talks about a stormwater management plan but there isn't a stormwater management plan? Can the stormwater management plan be prepared and in consultation with the current landowners as at the moment the development area has farm drains which discharge into our pond and then into a small drain and if this pond is going to be used for future stormwater there is going to potentially be significant adverse effects as this pond is at capacity now.
DEV X REQ 2 Subdivision or Development that will enable 50 or more residential units or residential unit equivalent in the development area	Support in part		Support the walkway to the village
DEV X table 1.2 Required Tank Volumes for On Site Residential Water Supply	Oppose	Amend	The table appears to require less water tanks the larger the dwelling rather than the other way which does not make any sense

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

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Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
DEV XLU R5 1 a Home Stay Accommodation	Oppose	Amend	Allow home stay accommodation in a separate dwelling on site for existing land owners

Your signature: 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 Support	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
2	DEV XP4 - Biodiversity and Ecological Values Section E	Oppose	Amend this policy to enable the existing land owners to have cats in perpetuity	The submitters and property owners subject to the PPC do not agree with having the restriction on cats applied to them when they have cats and would like to continue so into the future. This rule is an unfair burden.
3	Business Neighbourhood and Mixed Use Centre Zone, Objectives and Policies and Rules	Oppose	Delete	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 emphasises the adhoc commercial sprawl through the area and create adverse amenity effects.
4	DEV-XLU R4 - Home Business	Oppose	Amend the rule to allow the continuation of existing businesses by the existing landowners that currently operate from home to continue.	We run home businesses or wish to in the future that wouldn't comply with this rule.
4	DEV-XLU R4 - Home Business	Oppose	Amend the rule to allow the existing landowners to undertake home businesses at their discretion without needing to comply with this rule	
5	DEV - XLU - R6 - Comprehensively designed residential development	Oppose	Delete rule and associated objectives and policies	350m2 is too small for Mangawhai there are no sites in Mangawhai that are this small, this level of intensification is inappropriate and not consistent with the character or amenity values of the coastal township.

6	DEV- XLU- R8 - Any Activity Not Otherwise Provided for	Oppose	Delete or amend this rule	We undertake a number of rural uses on the site that we wish to continue to do so and have undertaken for 20 years such as farming (chickens, cattle, sheep, horses, pigs etc), horticultural activities, bonfires, incinerators and additional primary production activities, 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 horticultural activity on the highly productive soils that is being undertaken and will continue to do so, this rule may mean that consent is required for the basic agricultural uses in the residential zone
7	Objectives and Policies	Oppose	Add in an objective and policy related to reverse sensitivity	At present the sites are zoned rural and land use is rural in nature such as farming and horticultural practices, there is the potential for adjacent neighbours to complain about the rural uses on site, therefore a objective and policy regarding reverse sensitivity is required to ensure that future owners can not and do not complain about adjacent farming and horticulture uses.
8	DEV-XLU-R3 1(a) Visitor Accommodation	Oppose	Delete	The rule provides for up to 50 guests which will create additional noise, traffic and have an adverse effect on the character and amenity values of the area.
9	DEV XLU s4 3(a) Setbacks from Internal Boundaries	Oppose	Delete	3a rule enables townhouse type development, this is inappropriate in the area and will have adverse effects on the character and amenity values

10	DEV XG R1 1 (f) Excavation and Fill	Oppose	Amend	This part of the rule is not clear that earthworks consent can be applied for in the Coastal Hazard Overlay within the low density residential zone, earthworks should be allowed / consent required for - perhaps the NRC rules should be translated into the PPC for this area.
11	DEV XGR 31(b) Noise	Oppose	Amend	We undertake a number of rural uses on the site that we wish to continue to do so and have undertaken for 20 years such as farming (chickens, cattle, sheep, horses, pigs etc), horticultural activities, bonfires, incinerators and additional primary production activities, 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 horticultural activity on the highly productive soils that is being undertaken and will continue to do so, this rule may mean that consent is required for the basic agricultural uses in the residential zone. Therefore noise generated from these sites will not be typical residential noises such as tractors, horticultural machinery, dogs, farm animal noises etc as well as existing noise from established home occupations that are more rural in use.
12	DEV XGR 5 Hazardous Substances	Oppose	Amend	Need to amend to ensure that existing sites can continue to use and store fertilisers and farm sprays for existing rural uses
13	DEV XSUB S1-1 Density / Minimum Site Size and any relevant objectives and policies and other relevant rules	Oppose	Amend / Delete	Medium Density Residential Zone change to low density residential zone
14	DEV XSAUB S3 2 Esplanade and Other Reserve Enhancement	Oppose	Amend	Change the pest and weed control time frame from 6 months to 5 year by the developer and then in perpetuity by Council

15	DEV XSUB s8 Stormwater	Oppose	Amend	The stormwater rule talks about a stormwater management plan but there isn't a stormwater management plan? Can the stormwater management plan be prepared and in consultation with the current landowners as at the moment the development area has farm drains which discharge into our pond and then into a small drain and if this pond is going to be used for future stormwater there is going to potentially be significant adverse effects as this pond is at capacity now.
16	DEV X REQ 2 Subdivision or Development that will enable 50 or more residential units or residential unit equivalent in the development area	Support in part		Support the walkway to the village
17	DEV X table 1.2 Required Tank Volumes for On Site Residential Water Supply	Oppose	Amend	The table appears to require less water tanks the larger the dwelling rather than the other way which does not make any sense
18	DEV XLU R5 1 a Home Stay Accommodation	Oppose	Amend	Allow home stay accommodation in a separate dwelling on site for existing land owners