

Meagan Walters

From: Heather Colin Young <heatherandcoliny@gmail.com>
Sent: Monday, 18 August 2025 12:37 am
To: Plan Changes
Subject: Private plan change85 Mangawhai east

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[You don't often get email from heatherandcoliny@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This is a submission on a private plan change

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*	Heather and Colin		
Surname*	Young		
Agent (if applicable)			
Postal address*	15 Utting St Birkdale		0626
	(21 Insley St, Mangawhai Village 0505)		Postcode
Contact phone	Daytime phone	Mobile phone 021 529 555	
Email address for Submitter*	heatherandcoliny@gmail.com		
Email address for Agent (if applicable)	—		
Please select your preferred method of contact*	<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post	
Correspondence to*	<input checked="" type="checkbox"/> Submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

Page 1 of 4

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
Sewerage and wastewater Management	Oppose	Amend	Mangawhai has faced ongoing challenges with wastewater infrastructure. The scale of this proposed development raises serious concern if the existing system can cope. The risk of environmental damage + public health issues is too great.
Sewerage Water quality in Estuary	oppose	Delete.	The school is not on the Mangawhai sewerage scheme. The estuary water quality is a huge concern with run off from sewerage into the estuary
Fairy Tern Habitat	oppose	Amend	Mangawhai is home to the critically endangered NZ Fairy Tern. The proposed development risks disturbing their fragile habitat thru increased noise, humans, domestic pets - cats & dogs

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: Zoning</i>	<i>Example: Support</i>	<i>Example: Retain zoning for proposal</i>	<i>Example: Supports the growth of Mangawhai</i>
Schooling Infrastructure	Oppose	Amend - Delete	Mangawhai's existing schools are already operating at or near capacity. There is no local public high school. The proposed development will significantly increase the local population, yet there is no clear plan to expand educational facilities.
Public Transport Deficiency	Oppose	Amend - Delete	There is currently a lack of reliable public transport options in Mangawhai. The proposed increase in population will lead to greater reliance on private vehicles, more congestion & carbon emissions. There are no bus stops and parking at the beach is terrible.
Road Infrastructure and Quality	Oppose	Amend - Delete	The roads are not equipped to handle increased traffic volume that would result from this development. Many roads are narrow, poorly maintained and lack pedestrian and cycling infrastructure.

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
<p>In conclusion PPCSS does not adequately address the critical concerns facing Mangawhai. We urge the Council to reject this plan until these issues are properly resolved.</p>			

Your signature: Heather Young Colin Young Date: 17/8/25
 (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 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.