



## 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)

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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 • <u>Delete</u>	Reasons
<b>Example:</b> Zoning	<b>Example:</b> Support	<b>Example:</b> Retain zoning for proposal	<b>Example:</b> Supports the growth of Mangawhai
<i>The whole proposal</i>	<i>oppose</i>	<i>Refuse the application</i>	<i>See attached detailed submission</i>

**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:	What decision are you seeking from Council? Select which action you would like:	Reasons
	<ul style="list-style-type: none"> <li>• Support?</li> <li>• Oppose?</li> </ul>	<ul style="list-style-type: none"> <li>• Retain</li> <li>• Amend</li> <li>• Add</li> <li>• Delete</li> </ul>	

<b>Example:</b> Zoning	<b>Example:</b> Support	<b>Example:</b> Retain zoning for proposal	<b>Example:</b> Supports the growth of Mangawhai
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Your signature: Michael Gmunkner Date: 18-8-25

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](mailto: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.

## **KAIPARA DISTRICT COUNCIL**

### **Submission on PPC85 to KDC District Plan Change: Mangawhai East**

**We oppose the proposed plan change in its entirety.**

**The basis of our opposition is, in summary, because the plan change :**

1. is inconsistent with the Mangawhai Spatial Plan for Growth (MSP)
2. is inconsistent with the recently notified KDC Proposed District Plan
3. will enable development activities that threaten the amenity values and ecology of the Mangawhai estuary
4. will require the development of unplanned infrastructure

**Elaborating on this :**

1. The MSP already allows for significant growth in residential developments in the wider region. It favours retaining low level development in the area subject to PPC85, so as to preserve the overall amenities of the Mangawhai district, and in particular promote the preservation of endangered local birdlife.
2. The KDC Proposed District Plan (PDP), the product of a working group established by KDC, does not support the scale of future residential and commercial development proposed under PPC85. The PDP notes very adequate provision for future residential growth already consented under the current District Plan, in areas like The Rise and Mangawhai Hills. And the National Policy Statement on Urban Development 2020 has been adequately addressed by these already approved subdivisions. A third commercial development as proposed is unnecessary given the three current sites, which include very significant commercial and industrial development at Mangawhai Central.
3. The upper Mangawhai estuary is a particularly sensitive ecological area. It is an important feeding ground for endangered birds, especially the fairy tern. PPC85 will facilitate intensive recreational use of the upper estuary, even without powered craft, which will threaten this delicate ecological balance. It would be inconsistent with the low-impact recreational use of the area which the residents and visitors at Mangawhai are entitled to continue to enjoy.

4. PPC85 falls well short of providing adequate infrastructure for a development of this scale. In particular, wastewater, stormwater and roading. A development of this size should build its own stand-alone waste water facility, not load this onto the already stretched Mangawhai waste water scheme, which will have to accommodate other residential development already subdivided or consented. Similarly, the evidence in support of PPC85 does not take into account the significant additional impact on the surrounding roading network of the level of development proposed.

David and Glenys Mather

18.8.25