



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* Kerry

Surname* Desmond

Agent (if applicable)

Postal address*

PO BOX 288
Mangawhai

Postcode 0540

Contact phone

Daytime phone

Mobile phone 021976986

Email address for Submitter* amoshld@icloud.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 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
Rezoning of 94Ha amend ratio o Low Density Residential Meduim Density residential Large Lot residential	oppose	amend	
Earthworks	oppose	amend	

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: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • Retain • Amend • Add • Delete 	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai

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

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

Page 4 of 4

Meagan Walters

From: Kerry Desmond <amoshld@icloud.com>
Sent: Monday, 18 August 2025 1:10 pm
To: Plan Changes
Subject: Fwd: Submission Opposing Council's Proposed Plan - Private Plan Change 85 - Mangawhai East
Attachments: PPC85 Form 5 Submission Form pdf kerry.pdf

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 amoshld@icloud.com. [Learn why this is important](#)

To be read in conjunction with the PPC85 Concerns and Actionable Recommendations

Zoning Concerns and Proposed Amendments

Issue: The proposed rezoning of rural land poses a significant threat to native bird habitats, including those of the endangered NZ Fairy Tern, Spoonbills, and Bittern. According to the Department of Conservation, there are fewer than 40 NZ Fairy Terns left in the wild, and the local estuary serves as a critical breeding and feeding site (DOC NZ Fairy Tern Recovery Plan, 2019).

Recommendation:

- Reduce the proportion of low-density residential zoning in favour of a higher ratio of large lot residential to minimize urban encroachment into sensitive habitats.
- Exclude medium-density residential zoning from the plan entirely, as higher density housing increases human and pet activity near vulnerable sites.
- Mandate native planting requirements for all new subdivisions, drawing on previous council precedents such as the 4000 m² per site with 50% native bush preservation (Council Subdivision Policy, 2016).

Earthworks Risks and Mitigation Requests

Issue: Geotechnical reports indicate that 1.2 metres of soil must be removed and replaced with hard fill for housing and road construction. This large-scale earthwork raises significant concerns about increased flooding risk for neighbouring properties and sediment runoff into the estuary—a known threat to aquatic life and water quality (see Auckland Regional Council Technical Report 2012/021).

Recommendation:

- Implement regulations that strictly prohibit raising the land surface above existing levels, in order to prevent exacerbating local flood risk.
- Require comprehensive sediment control measures to prevent silt and pollutants from entering the estuary during earthworks, such as silt fences

and retention ponds, in accordance with best practice guidelines from the NIWA Estuarine Management Manual.

Bird Protection Measures

Issue: Domestic cats are a documented threat to endangered native birds, including the NZ Fairy Tern, with research showing predation rates can severely impact small, vulnerable populations (Ritchie et al., 2017, "Predator Management and Native Bird Recovery").

Recommendation:

- Enact a ban on domestic cats within the development zone, or alternatively, require cat containment policies similar to those implemented in other ecologically sensitive subdivisions.

By clearly linking each concern to a practical solution and referencing relevant studies and council policies, I hope the council will recognize the importance of these recommendations for both environmental protection and sustainable community development.