



## 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\* **GARETH**

Surname\* **JONES**

Agent (if applicable)

Postal address\*  
**8 COASTVIEW LANE, RD 5, WELLSFORD**

Postcode **0975**

Contact phone

Daytime phone

Mobile phone **021 1297578**

Email address for Submitter\* **sgpenbryn@gmail.com**

Email address for Agent (if applicable)

Please select your preferred method of contact\*



By email



By post

Correspondence to\*



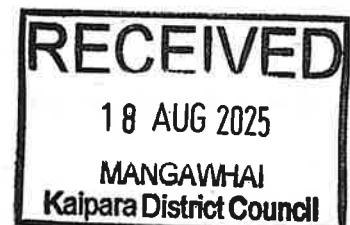
Submitter (you)



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
<b>Example:</b> Zoning	<b>Example:</b> Support	<b>Example:</b> Retain zoning for proposal	<b>Example:</b> Supports the growth of Mangawhai
Plan change PPC 85	Oppose	Delete	Please see separate supporting page of my submission.

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

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](mailto:planchanges@kaipara.govt.nz) or

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

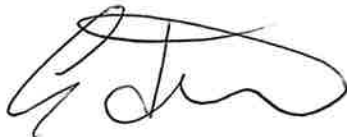
**PRIVACY ACT NOTE:** Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

Submission on a notified proposal for Private Plan Change 85-Mangawhai East

We the undersigned strongly oppose to the plan change number PPC85 at Black Swamp Road, Mangawhai East for the following reasons:

1. Inadequate infrastructure to support this development
  - Mangawhai sewerage system is already at capacity and unable to adequately cope with the development that is currently underway in the area
  - Roading is already inadequate - Village and Heads are already congested at times. AT have already indicated that the roads that surround Mangawhai are unable to support increased traffic numbers and we already have exceeded that capacity as evidenced by the poor quality of the roading network at present leading into Mangawhai. The bridge over the causeway entering the village has already been deemed fragile and would require considerable upgrades.
2. Environmental Impact:
  - Increased development in and around Mangawhai East would lead to a further decline in the health of the estuary from increased stormwater overflow (hard surfaces) and effluent spillovers in heavy rain.
  - There are grave concerns on the negative effects on the fragile eco systems of the estuary and sand spit as a result of this development (fairy terns, dune restoration and regeneration).
3. Does Mangawhai need/be able to support a 4th commercial hub? In our opinion, it is not needed and could lead to commercial closures and empty buildings prone to vandalism and graffiti.
4. The land along Black Swamp Road, as the name suggests, is prone to water logging and flooding. Will the council take responsibility to compensate home and business owners if they allow this development to go ahead and it floods in the future due to sea level rise and climate change. Being such a low level area this land is also at tsunami risk.
5. This area should remain rural with horticultural and agricultural activities only. There are already plenty of developments in the area to cope with potential population growth.
6. Previous developments in the area have pushed through changes to their original proposals, which previous councils have allowed. This has resulted in increased house sites and smaller plot sizes, increasing the pressures and demands on infrastructure and environmental issues. What guarantees are there that the council won't roll over and concede again to developers' demands?

Signed:



Gareth & Sue Jones

