

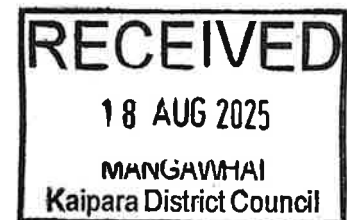
**PUBLIC NOTIFICATION OF  
PRIVATE PLAN CHANGE 85 - MANGAWHAI EAST  
TO THE KAIPARA DISTRICT COUNCIL DISTRICT PLAN 2013**

Council has received a Private Plan Change request (PPC85) for Mangawhai East. The purpose of the plan change is to:

- 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



- Create a Development Area containing a suite of planning provisions to control and manage subdivision, use and development within the Plan change area.
- 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.
- Include Ecological features maps to convey areas of ecological sensitivity for future protection.
- Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.
- Make any necessary consequential amendments to the Kaipara District Plan Maps.

All information relating to PPC85 can be viewed online on the Kaipara District Council website, [www.kaipara.govt.nz/mangawhaieast](http://www.kaipara.govt.nz/mangawhaieast), or online at our offices in Dargaville and Mangawhai during business hours from Monday 14 July 2025.

Any person can make submissions on the proposal, including Council from Monday 14 July 2025 until 5pm on Monday 18 August 2025. If any person making a submission can gain an advantage in trade competition through the submission, then the person may do so only if directly affected by an effect of the proposal that directly affects the environment and does not relate to trade competition or the effects of trade competition.

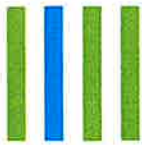
You may make a submission on this application, by completing the PPC85 Submission Form (Form 5 or similar). You can access Form 5 on the Kaipara District Council website, [www.kaipara.govt.nz/mangawhaieast](http://www.kaipara.govt.nz/mangawhaieast) from Monday 14 July 2025.

**Submissions must be received by 5.00pm, Monday 18 August 2025.**

At the close of submissions, Council will prepare a summary of decisions requested by submitters and give public notice of the submissions received. There will then be an opportunity to make further submissions in support of, or in opposition to the submissions received. A hearing of submissions will be held if submitters wish to be heard, and a decision will be issued including a public notice within two years of PPC85 being notified.

Please quote "Private Plan Change 85 - Mangawhai East" when writing or calling about this proposal and direct any correspondence or queries to 0800 727 059 or via email to [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz).

Authorised by Jason Marris, CEO



## 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*			Paul		
Surname*			Humphries		
Agent (if applicable)			N/A		
Postal address*			P.O. Box 401091 Mangawhai Heads		
			Postcode 0541		
Contact phone	Daytime phone	→	Mobile phone	021 588843	
Email address for Submitter*			paulraymondhumphries@gmail.com		
Email address for Agent (if applicable)			N/A		
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

## 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: <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
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Mangawhai
Zoning	Oppose in all respects.	Retain existing zoning.	Refer attached addendum



**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.

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<b>Example:</b> Zoning	<b>Example:</b> Support	<b>Example:</b> Retain zoning for proposal	<b>Example:</b> Supports the growth of Mangawhai
Refer	previous	page.	

Your signature: 

Date: 18.08.2025

**(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.



Addendum to the submission by  
Paul Humphries, Form 5, relating to  
Private Plan Change 85 - Mangawhai East

1.

I am opposed in all respects to Private Plan Change 85 - Mangawhai East submission to the Kaipara District Council for the following reasons:

- i) PPC 85 would create fractionisation of the development and future growth of Mangawhai/Mangawhai Heads.

Recent plan change approvals by KDC of PPC 84 and PPC 83 have, together with the Mangawhai Central development, centralised the future development and growth of both Mangawhai Village and Mangawhai Heads, aligning such future development primarily around existing services and infrastructure.

The Mangawhai Central development also provides a geographical and natural link to both Mangawhai Village and Mangawhai Heads.

Development proposed by PPC 85 would be a satellite, stand-alone development affording no beneficial link to well-coordinated, competent town planning of the Mangawhai District.

- ii) the likely stress affect and potential danger to the health of the Mangawhai estuary, spit and sandune environs and their natural inhabitants (birdlife, fish etc,) not least the endangered fairy tern.

- iii) in support of my objection to PPC 85 are the recommendations of the most recent



Mangawhai Spatial Plan, stating that:  
 "it is recommended an intensified development pattern is not to be sought" for specific land areas that are included in parts of the land areas contained in the PPC 85 application.

- iv) with the recent PC 83 and PC 84 rezoning approvals, together with the Mangawhai Central development, the large tract of "Residential" zoned land at 68 Mangawhai Heads Rd, the 42 lot subdivision underway in Cullen St, the on-going ad hoc subdivision of existing titled, residential properties and the numerous commercial land titles being currently developed in the general Mangawhai area, it is widely known and accepted that there is an abundance of appropriately zoned land available to meet the medium to longer term needs of the Mangawhai District.

There are no benefits to the current or future Mangawhai community, or need, for Private Plan Change 85 to be approved.



Paul Humphries

18.08.2025