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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* Jennifer

Surname* Budelmann

Agent (if applicable)

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Daytime phone

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Email address for Agent (if applicable)

Please select your preferred method of contact*



By email



By post

Correspondence to*



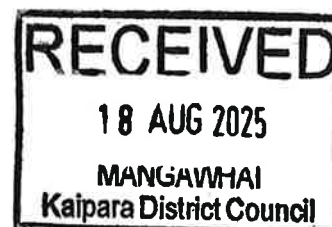
Submitter (you)



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
Please refer to separate pages attached.			

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

Your signature:  Date: 15.08.2025

(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 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.

PPC85 Form 5 Submission Form – Mangawhai East

I am writing to strongly oppose the proposed rezoning and development of PPC85 Mangawhai East. While I understand the need for thoughtful growth in Mangawhai, this proposal is out of step with the existing plans for our community and threatens to permanently alter the rural character that makes this place so special. My concerns are not only for the wellbeing of my family and neighbours, but also for the long-term sustainability of our environment, infrastructure, and local resources.

Here are the parts of the proposal I have concerns about, and the reasons why I believe they should not proceed.

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
Intensive urbanisation	Oppose	Delete	This proposal conflicts with the Mangawhai Spatial Plan and the KDC Proposed District Plan, which both identify this land as rural/residential. Rezoning it to allow for a mixed-use commercial hub would fundamentally change the character of the surrounding community. It would have lasting impacts on the social, physical, and aesthetic fabric of the area, as well as put the natural environment and rural feel of Mangawhai at risk.
Mixed-Use commercial hub	Oppose	Delete	Mangawhai already has three commercial areas, including the nearby Village. Another hub in this location is unnecessary and would only spread businesses and services too thinly. It risks weakening the vibrancy of our existing commercial areas rather than adding anything of real value.
Staging of development	Oppose	Delete	Infrastructure must come first. Roading upgrades, footpaths, cycleways, stormwater and wastewater systems should all be

			fully in place before the first dwellings are built. Without this, the burden falls back on Mangawhai ratepayers and existing residents — something that is unacceptable and unfair. The current proposal does not provide this assurance.
Wastewater	Oppose	Delete	The proposal is vague on how wastewater will be managed. Without a proper plan, there is a real risk to the fragile estuarine environment. Unless lot sizes are over 4,000 m ² , a new wastewater system will be needed. At the very least, an independent risk assessment must be carried out before any decision is made.
Traffic	Oppose	Delete	The proposal itself estimates that traffic movements could rise from around 1,174 a day to as many as 7,000–8,000 a day. That's a huge jump. Black Swamp Road (Tomarata Road end) and the surrounding intersections are simply not designed for this level of traffic. No upgrades are currently planned, which means the safety and quality of life for local residents will be compromised.
Housing demand in Mangawhai	Oppose	Delete	The demand assessments used in this proposal rely on data from the last five years, a period of unusually high growth. It is unrealistic to assume this level of demand will continue indefinitely. With 1,500–2,000 new lots already under development in Mangawhai, there is more than enough supply in the pipeline to meet foreseeable housing needs.
Mangawhai primary school	Oppose	Delete	Our local school is already close to capacity. While more classrooms are planned, there is only so much the school can expand. No new primary school is proposed for the area. Bringing in hundreds of new families will add even more pressure on the school, its teachers, and its resources. It will also worsen traffic congestion — both around the school itself

			and along the routes families must travel to secondary schools out of zone.
Coastal bird taonga & outstanding natural landscape	Oppose	Delete	This area sits close to the nesting grounds of one of New Zealand's most endangered birds. The proposal does not take this into account in any meaningful way, nor does it address the need to control predators such as cats. Protecting these taonga species and the unique coastal landscape should be a priority.

For these reasons, I urge the council to reject this rezoning proposal. Mangawhai deserves development that respects our existing planning documents, protects our environment, and supports sustainable growth without placing an unfair burden on current residents. I ask that council put the community's long-term interests first and ensure that any future developments are aligned with the vision we already have for our town.