



THE **PLANNING**
COLLECTIVE

6 October 2025

Kaipara District Council
District Planning Team
Private Bag 1001
DARGAVILLE

By Email: planchanges@kaipara.govt.nz

Dear Planning Team,

Further Submission on Plan Change 85 (Private) Mangawhai East

Please find attached further submissions made on behalf of the Plan Change Applicant's Cabra Mangawhai Limited and Pro Land Matters Company Limited.

The Further Submitters have an interest greater than the public generally.

The Submitters wish to speak in support of the further submissions.

Yours sincerely

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The Planning Collective
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Attachments:

- A. Form 6
- B. Further Submission Table

Attachment A:



THE **PLANNING**
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Form 6

FURTHER SUBMISSION/S TO Plan Change 85 (Private) Mangawhai East

Clause 8 of Schedule 1, Resource Management Act 1991 (Form 6)

To: **Kaipara District Council**

1. SUBMITTER DETAILS

Name of Submitter: Cabra Mangawhai Limited and Pro Land Matters Company

Address for Service: The Planning Collective C/o Burnette O'Connor

Mobile: 021 422 346

Email: burnette@thepec.co.nz

2 SCOPE OF FURTHER SUBMISSION

This is a further submission addressing the following submissions on Plan Change 85 (Private):

- Submission No. 81 – Director General of Conservation
- Submission No. 85 -Heritage New Zealand Pouhere Toanga

Please refer to the further submission table provided as **Attachment B** which details the further submission/s and decisions sought.

(Person authorised to sign on behalf of submitter)

Date: 6 October 2025

Attachment B:
Further Submissions Table

SUMMARY OF SUBMISSIONS -PLAN CHANGE 85 TO KAIPARA DISTRICT PLAN

6 October 2025



Sub No.	Submitter Name	Summary	Further Submission	Decision Sought
81	Director General of Conservation	<p>- Proposed amendments to various plan provisions including ecology, landscape character, infrastructure servicing, freshwater management, harbour access</p> <p>- Public walkways</p>	<p>Oppose aspects of the submission seeking further ecological assessments.</p> <p>The Ecological Impact Assessments for the northern and southern sites specifically address ecological impacts of the proposal on the subject land but have considered impacts beyond the site, for example on the harbour and avifauna species.</p> <p>The proposed Development Area contains provisions that specifically seek to address ecological impacts on the wider area, for example:</p> <ul style="list-style-type: none"> • DEV X-O4 – objective pertaining to indigenous biodiversity and ecological values refers to the development Area, adjacent land, the estuarine environment and the coastal marine area. • DEV X-O9 relating to Stormwater Management. • DEV X-P4 secures ecological and habitat protection by requiring native planting along the coastal (harbour edge) • Formation of a track to contain access on the public land to a clear and defined path • Require covenants to be imposed on future sites to ban cats, other than existing cats on existing sites (grandfather clause) • Require signage for dogs to have to be on a leash on the coastal walkway. • Restrict direct access to Mangawhai Harbour to ensure adverse effects on avifauna are avoided to the greatest extent practicable. <p>The Ecological Assessments recognise that there are threatened, and vulnerable avifauna species present in the area. This is not disputed and is reflected in the Development Area provisions summarised above.</p>	<p>Approve Plan Change with amendments to address the Further Submission.</p>

			<p>There have been avifauna surveys undertaken for the southern land area in conjunction with a subdivision application and also other plan change applications.</p> <p>The zoning pattern proposed for the land adjacent to the coast reflects the existing land uses in this location. The areas proposed to be zoned Low Density Residential apply to Riverside Holiday Park and smaller sites of 3,000m² to 4,000m² that are already created. Any further subdivision requires assessment, including in relation to the design of the subdivision to deliver the ecological protection identified on the Mangawhai East Structure Plan. If the rules are not met any other proposal will require assessment against the objectives and policies including those referenced above. Any subdivision in the Coastal Hazard Overlay, which applies to most of the land adjacent to the coast, requires Discretionary activity resource consent.</p> <p>With the esplanade reserve there will generally be a setback from the coast greater than the proximity of existing built development.</p> <p>Support changes to the Development Area provisions to give effects to the NPS Indigenous Biodiversity and also to achieve consistency.</p>	
85	Heritage New Zealand Pouhere Taonga	<ul style="list-style-type: none"> - Subject to amendments – accepts plan change - Archaeological assessments to be undertaken - Cultural environmental management plan - Proposed changes to wording of subdivision provision 	<p>Support changes to the Development Area provisions to require archaeological, heritage and cultural assessment and reporting in the required circumstances and addition of provisions to reflect the Accidental Discovery Protocols.</p> <p>Support formal surveying of Midden R08/256 and clarification of whether it will be contained in a future esplanade reserve or not and provision of a requirement for protective fencing if required and appropriate.</p>	Approve Plan Change with amendments to address the Further Submission.