

## Summary Statement of Nicholas Bennetts (PPC85 – Infrastructure Planning)

- 1.1 My name is Nick Bennetts.
- 1.2 I am the General Manager, Service Delivery at Kaipara District Council. In that role I am responsible for a range of matters, including the delivery of the Council’s wastewater infrastructure.
- 1.3 I prepared a statement of evidence dated 1 December 2025 and a statement of rebuttal evidence dated 9 February 2026.
- 1.4 I understand that one of the key matters in dispute in this hearing is wastewater, and whether the 989 Housing Unit Equivalents (HUEs) of wastewater that will be generated by the Plan Change 85 can be serviced.
- 1.5 The applicant has not proposed its own wastewater scheme.
- 1.6 It is proceeding on the basis that PPC85 would be serviced by the Council’s Mangawhai Community Wastewater Scheme (**MCWWS**).
- 1.7 As outlined in my evidence of 1 December 2025, and in my rebuttal evidence, the Council does not agree to this.
- 1.8 The key reasons for this are:
  - The Council takes its responsibilities for waster planning seriously, and seeks to align planned upgrades to the capacity of the MCWWS with growth in Mangawhai.
  - The Council’s wastewater planning and residential capacity enable in Mangawhai are reasonably well-aligned.
  - The current capacity of the MCWWS is around 2,900 connections. The Council is planning upgrades that will increase this capacity to around 5,500 connections. This will require upgrades to the Mangawhai Wastewater Treatment Plant, conveyance network, and further disposal of effluent by subsurface drip irrigation at the Mangawhai Golf Club.
  - After that, the Council will then look to further increase the capacity of the MCWWS to a total of 6,500 connections by above ground disposal at the Mangawhai Golf Club – which will require a higher standard of wastewater treatment.
  - All of the 6,500 connections in capacity from the Council’s planned upgrades is needed to service residential capacity that is currently zoned in Mangawhai. Noting that, as the Hearing Panel will be aware, the Council has approved a series of large plan changes that provide for significant growth at Mangawhai Central; The Rise; and Mangawhai Hills.

- The Council’s wastewater planning does not include servicing the additional 989 HUES that would be generated by PPC85, as well.
- This would require the Council to identify and plan for further upgrades to the MCWWS, over and above those it has already identified. In particular, it would require the Council to identify, fund and consent a further effluent disposal option beyond the effluent disposal planned at the Golf Club –being either a further effluent disposal field; or an ocean outfall to discharge treated effluent.
- The Council has not identified what this next option would be. Mr Cantrell, the Council’s advisor, has concerns that disposal of effluent to land or the ocean would face significant challenges and is potentially not feasible.
- In any case, the Council is not able to commit to a further effluent disposal option beyond the Golf Club, given the pending creation of the new Water CCO for Northland.
- Agreeing to service PPC85 would not be responsible. It creates a risk that if further effluent disposal (beyond the Golf Club) cannot be delivered for technical, environmental or consenting reasons, or is too expensive, then the Council will have zoned more land for development in Mangawhai than can be serviced.
- Were that to occur, the Council would be strongly criticised by property owners who had purchased land and find they are unable to build because there is no wastewater.
- For those reasons, the Council, in its capacity as the owner and operator of the MCWWS, does not agree to service the plan change area.