



Kaipara te Orangahui • Two Oceans Two Harbours

---

## Submission on Proposed Kaipara District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Kaipara District Council - District Plan Review

**Date received:** 29/06/2025

**Submission Reference Number #:**86

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

**Submitter:**

Blair Hilditch

**Contact person and address for service:**

Blair Hilditch  
28 Bush Lane Mangawhai 0573  
New Zealand

**Electronic address for service:** blair.hilditch@windowslive.com

**I wish to be heard:** Yes

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you 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

- **No**

## Submission points

---

### Point 86.1

**Address:**

28 Bush Lane, Mangawhai

**Submission:**

I oppose the Site Specific Controls that apply to 28 Bush Lane, Mangawhai being the Mangawhai/Hakaru Managed Growth Area.

The calling out of this specific area seems to be against the National Policy Statement for urban growth and is not allowing for the growth of Mangawhai in an area close to the township & amenities. It seems thus Managed growth areas is in fact a unnecessary constraining of growth. As the Mangawhai heads are can grow outwards East (where it is the sea) it can only grow West, which is where the managed growth area is, and is what my property is located within the proposed area.

Specifically relating to the end of King road Area, the current plan allowing sites to be subdivided down to 4,000sqm means there is now more affordable & accessible lifestyle properties, and the area has a mix of Olive groves, Vineyards, Farm shops, Rural Farmstays, Art Galleries, Cooking schools and so on. This is a unique tourist attraction to Mangawhai and one where the council should be encouraging growth, not specifically restricting it.

**Relief sought**

Remove the Mangawhai/Hakaru Managed Growth Area.