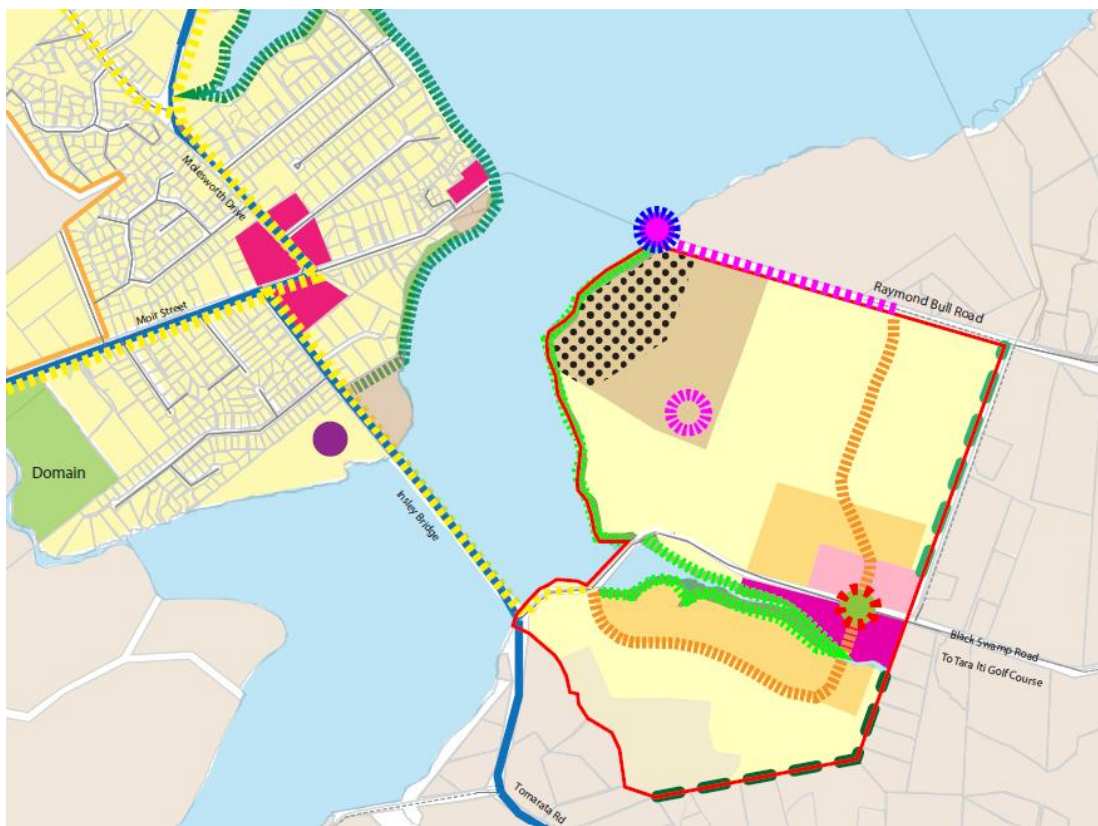




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## Cabra Mangawhai Ltd & Pro Land Matters Company Ltd Proposed Plan Change: Communication and Engagement Summary Report

**Applicant Name:** Cabra Mangawhai Ltd & Pro Land Matters Company Ltd

**Date:** July 2025



This report has been prepared by:

---

Shannon Yates

Planning Assistant

The Planning Collective Limited

Dated: 01 July 2025



This report has been peer reviewed by:

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Burnette O'Connor

Director | Planner

The Planning Collective Limited

Dated: 01 July 2025

*"The curves within the circle symbol of our logo are a depiction of the shape the Mahurangi River takes as it weaves its way through Warkworth. This was chosen to illustrate the whenua and landscape of the town that The Planning Collective works so closely with."*

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# Appendices

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<b>ATTACHMENT A:</b>	Letter Sent to Landowners Within the Plan Change Area
<b>ATTACHMENT B:</b>	Letter Sent to Landowners Within the Plan Change Area
<b>ATTACHMENT C:</b>	Open Day Display Panels

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# 1. Introduction and Purpose

Cabra Mangawhai Limited owns a portion of land on Raymond Bull Road and Black Swamp Road in Mangawhai, as demonstrated per the figure below.



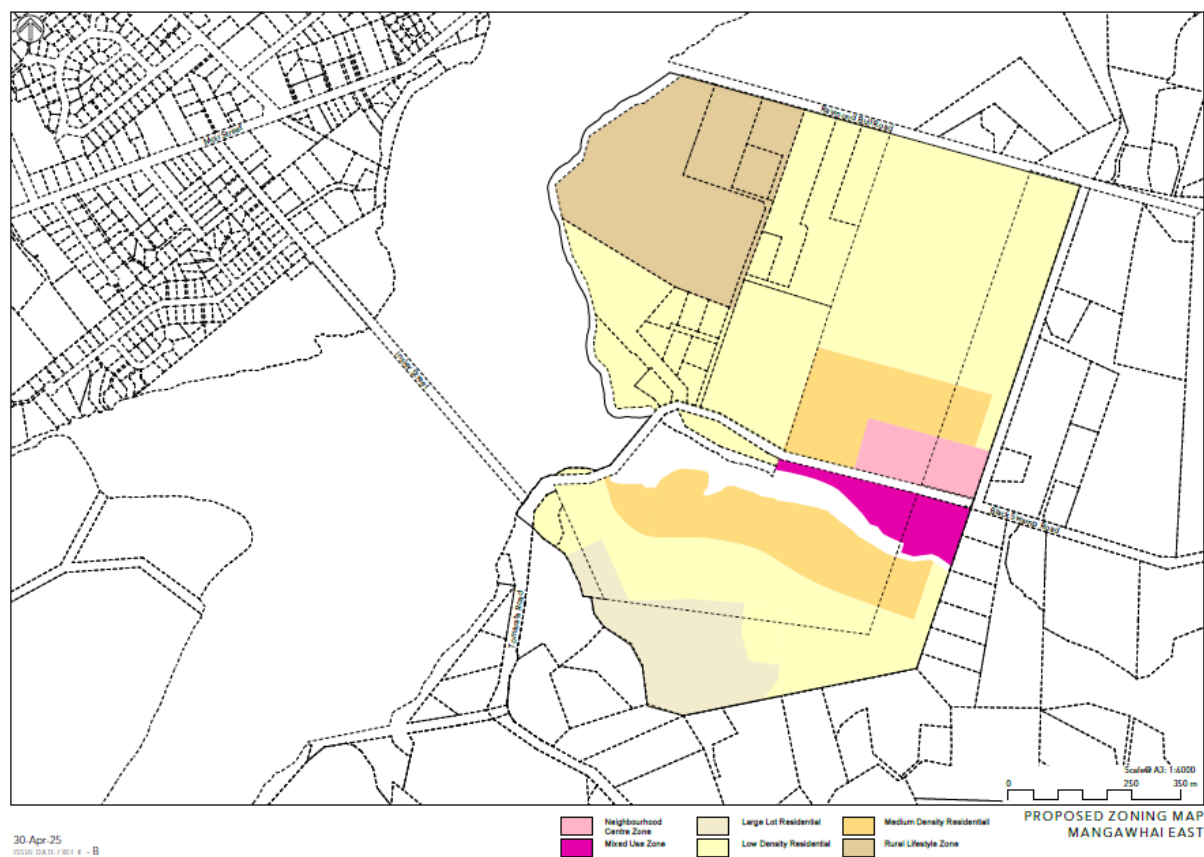
Figure 1: Aerial image of site

Pro Land Matters Company Limited owns the land identified as 'Proland Site' above.

The applicants are proposing to rezone the land to an appropriate range of residential zones (subject to feedback process) and to include a business neighbourhood centre and some mixed use zoned land to provide a range of suitable commercial activities. The following zoning is sought at this current stage:

- Neighbourhood Centre Zone
- Mixed Use Zone
- Large Lot Residential
- Low Density Residential
- Medium Density
- Rural Lifestyle zones





*Figure 2: Proposed Zones*

The purpose of this report is to summarize the consultation and engagement the Project Team have undertaken in preparation of the plan change.

Open, honest, and meaningful conversation is key to the success and implementation of the proposal. The purpose of early engagement with the key persons/groups are:

- To share information about the Structure Plan.
- Understand the views.
- Build new relationships and strengthen existing relationships.
- To create understanding of an emerging or existing problem(s) or opportunity(s) and its consequences or potential regarding the development of the Private Plan Change.

## 2. Stakeholders and Engagement

### Summary

#### 2.1 Iwi

On the 13<sup>th</sup> of June 2024, a meeting with Shereen Worthington from Te Uri o Hau was scheduled, to discuss details of the PPC and gather feedback from the iwi group.

Date	Te Uri o Hau	Mangawhai Project Team
13 June 2024	Shereen Worthington	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra  Jackson Worsfold – Pro Land Matters  Lennon Wiltshire – SAM

Reports related to the PPC were sent to Te Uri o Hau via email. Engagement is ongoing and a Cultural Effects Assessment has been provided.

#### 2.2 Mangawhai Matters Society

On the 13<sup>th</sup> of June 2024, a meeting with Ian Margan, Joel Cayford and Peter Nicholas from Mangawhai Matters Society was scheduled, to discuss details of the PPC and gather feedback from the group.

Date	Mangawhai Matters Society	Mangawhai Project Team
13 June 2024	Ian Margan  Joel Cayford  Peter Nicholas	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra  Lennon Wiltshire – SAM

Documents related to the PPC were circulated to the Mangawhai Matters Society via email.

Engagement is ongoing.

## 2.3 Department of Conservation

On the 10<sup>th</sup> of October 2024 an onsite meeting was held at Black Swamp, joint with members of NZ Fairy Tern Charitable Trust to discuss details of the PPC and gather feedback from them.

Date	Department of Conservation	Mangawhai Project Team
10 October 2024	Abby Clarke  Nigel Miller	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra  Lennon Wiltshire – SAM  Jackson Worsfold – Pro Land Matters

The meeting centred on key ecological values and issues related to the plan change area, particularly the protection of the Mangawhai Harbour, Spit, and endangered bird species. Discussions included water quality, predator control, managing human and dog access, ecological restoration, and proposed ecological provisions to support habitat protection.

Documents related to the PPC were circulated to DOC via email.

DOC on the 31<sup>st</sup> of October 2024 provided early, high-level feedback pending further technical input. Their key concerns included the need for:

- Climate change and sea level rise impact assessment
- Protection of Mangawhai Harbour from recreational pressure
- Freshwater quality and ecological species considerations
- Wildlife protection via dog control measures
- Extension of pet bans to include mustelids
- Clarification on infrastructure impacts on the wider Mangawhai area and estuary

Engagement is ongoing and further technical expert reporting has been shared.

## 2.4 NZ Fairy Tern Charitable Trust

On the 10<sup>th</sup> of October 2024 an onsite meeting was held at Black Swamp, joint with members of DOC to discuss details of the PPC and gather feedback from them.

Date	NZ Fairy Tern Charitable Trust	Mangawhai Project Team
10 October 2024	Jane Vaughan  Bryan Clark	Burnette O'Connor – The Planning Collective



	Heather Rogan	Duncan Unsworth – Cabra Lennon Wiltshire – SAM Jackson Worsfold – Pro Land Matters
--	---------------	--

NZ Fairy Fern Trust on the 25<sup>th</sup> of October 2024 provided early, high-level feedback pending further technical input. The Trust emphasized the need to prioritise protection of the critically endangered New Zealand fairy tern. Key concerns included risks from degraded water quality, increased human disturbance, and predator presence. They supported strong mitigation measures, public education, and collaboration with developers and DOC.

## 2.5 Ministry of Education

On the 6<sup>th</sup> of March 2025 an online meeting was held to discuss the PPC and engage with the MoE in terms of the provision of schools and education facilities in Mangawhai with respect to the growing population.

Date	Ministry of Education	Mangawhai Project Team
06 March 2025	Blair Firmston Rod Aros Aravena Gemma Hayes	Burnette O'Connor – The Planning Collective Duncan Unsworth – Cabra Lennon Wiltshire – SAM Jackson Worsfold – Pro Land Matters

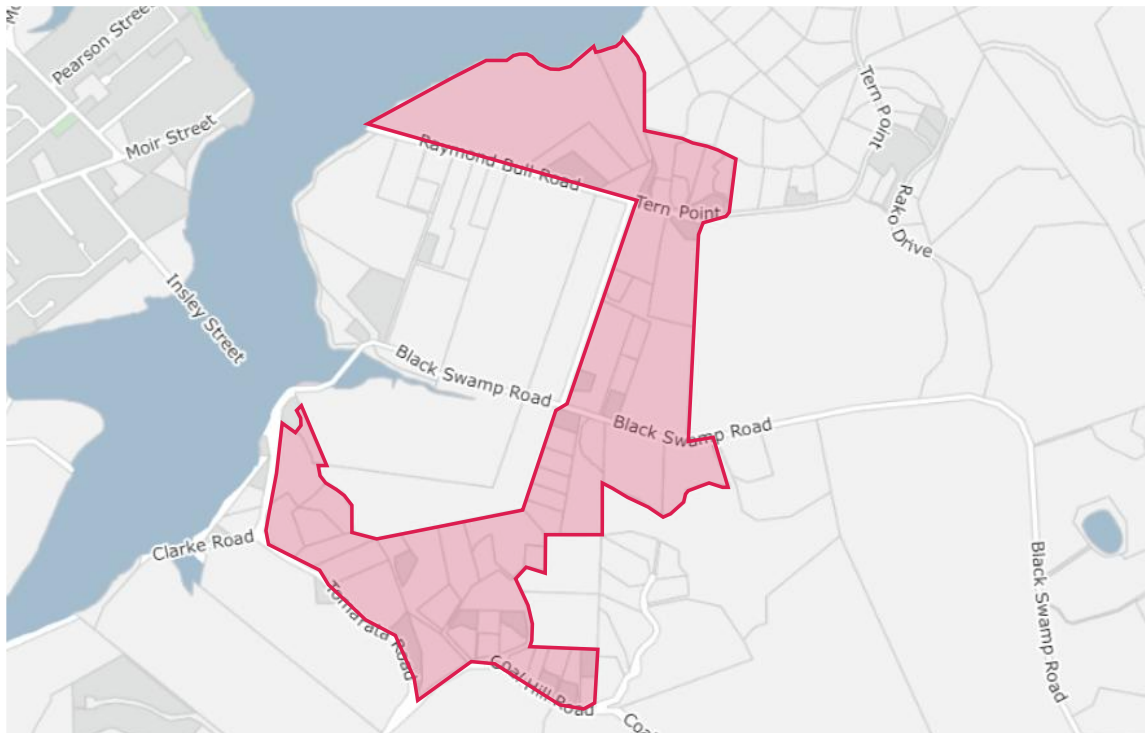
Documents related to the PPC were circulated to the MoE via email.

Engagement is ongoing post this meeting.

## 2.6 Neighbouring landowners Within and Adjacent to the Plan Change Area

Letters were hand delivered to all neighboring landowners within the proposed plan change area in May 2024. A copy of the letters to landowners within the proposed plan change area is **Attachment A**.

Landowners were asked to provide feedback in response to the letter that included the proposed structure plan and zoning maps. **Figure 3** below provides a map highlighting the landowners within the plan change area (grey) and neighbouring landowners adjacent to the plan change area (pink) that were delivered letters.



**Figure 3:** Landowners Within and Neighbouring Landowners.

Following the mail distribution letters were sent to all neighbouring landowners in June 2024. A copy of the letter sent to adjacent landowners is **Attachment B**. Approximately 20 adjacent property owners responded to the proposed plan change (PPC). Respondents were generally supportive of the PPC, subject to suggestions. The key elements they wish to see included in the PPC are:

- More pathways and cycling routes
- Reduced speed limits and paving of Raymond Bull Road
- Increased landscaping and planting
- Larger lot sizes than the proposed 400m<sup>2</sup>
- Green infrastructure
- Improved access to estuary from Raymond Bull Rd

For those who did not support the PPC, several concerns were raised, including:

- Land disturbance
- Loss of ambience
- Traffic impacts
- Preservation of rural amenity
- Water runoff management
- Pedestrian and child safety
- Septic and wastewater systems
- Privacy
- Lot sizes being too small
- Road conditions
- Lack of open and reserve spaces
- Land stability

## 2.7 Meetings With Landowners Within the Plan Change Area

The project team met with several landowners within the Plan Change Area, to discuss the PPC in more detail and answer any respective questions the owners may have had.

Date	Landowners within the Plan Change Area	Mangawhai Project Team
24 May 2024	Alistair Wright	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra Limited  Jackson Worsfold – Pro Land Matters
24 May 2024	Phil Ryan	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra Limited  Jackson Worsfold – Pro Land Matters
9 August 2024	Arthur & Joss Rutherford	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra Limited  Jackson Worsfold – Pro Land Matters  Leo Hills – Commute Kiwi  Denis Scott  Phil Fairgray – Aspire  Frank Stanton
15 November 2024	Riverside Holiday Park  - Paul Brown - Margaret - Tani	Jackson Worsfold – Pro Land Matters

## 2.8 Public Meetings

A public open day was held 15 June 2024 at Mangawhai Library Hall. This open day gave the wider community a chance to ask any questions they had to the Mangawhai Project Team. Copies of the Display Panels presented are in **Attachment C**.

Date	General Public	Mangawhai Project Team
<b>Public Open Day held 15 June 2024 at Mangawhai Library Hall.</b>  Purpose: to introduce the Proposal to the general public and provide opportunity for interested people to find out more about the Proposal.	The general public	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra Limited  Jackson Worsfold – Pro Land Matters  Lennon Wiltshire – SAM  Leo Hills – Commute  Evan Peters – Aspire  Phil Fairgray – Aspire  Jason Evans – ETUD  Dennis Scott

The majority of responses from the Public open day, were **not in support** of the PPC. Common themes of concern related to ecological impact infrastructure and environmental management, housing and development, recreational use management, wildlife and habitat protection, and financial impacts. High level bullet points are provided below:

#### Ecological Impact

- Opening up an untouched estuary area will harm threatened flora and fauna.
- Infrastructure such as access and walkways must consider ecosystem impacts.
- Comprehensive ongoing predator control needed (No Cats)
- Dog and cat ownership restrictions crucial due to proximity to wildlife refuge.
- Consideration of shorebird nesting areas and their protection - Ban cats and dogs to protect ground-nesting birds.
- Wider ecological and recreational strip needed along the waterway/estuary.

#### Infrastructure and Environmental Management

- Light pollution needs to be managed.
- Implement green infrastructure to treat stormwater on-site, avoiding direct discharge into estuary or waterways.
- Stormwater management to prevent release into the harbour; current sewage and wastewater systems are at capacity.
- Encouragement of individual property rainwater collection and onsite wastewater disposal.
- Roading improvements, including tar sealing of Raymond Bull Road.
- Improved access to the estuary via Raymond Bull Road.
- Comprehensive plans for footpaths, pedestrian and cycle safety.

## Housing and Development

- Size of housing sections should be a minimum of 1000sqm.
- Limit changes to upper hill areas, no development in lower areas.
- Concern about environmental impact from increased urban density and infrastructure.
- Maintain rural character of the area.
- Detailed overlay plan showing roading improvements and pedestrian safety measures needed.

## Recreational Use Management

- Recreational use of the estuary and coast requires careful management.
- Linking the village via Insley Street with a walkway is a positive step.
- Speed restrictions to manage traffic through the village.

## Wildlife and Habitat Protection

- No dogs or dogs on leads, no cats to ensure shorebird protection.
- Prohibition of dogs and cats essential to preserve the wildlife habitat.
- Consider the government's status of Mangawhai Bird Refuge since 1982.
- Wildlife habitat destruction concerns due to uncontrolled pet animals

## Financial impacts

- Financial impact on council rates.

Date	General Public	Mangawhai Project Team
<b>Sausage Sizzle and Information Session: Progress update held 15 March 2025 at 18 Black Swamp Road.</b>  Purpose: to provide a further opportunity for people to find out about the plan change proposal, ask questions and receive an update following the completion of the further information response to council.	The general public	Burnette O'Connor – The Planning Collective  Duncan Unsworth – Cabra Limited  Jackson Worsfold – Pro Land Matters  Lennon Wiltshire – SAM  Paul Boocock - SAM

Feedback from those who attended reported that it was helpful and the information was displayed in an easy to digest manner.

### 3. Conclusion

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Concerns were raised by the public and neighboring landowners. One on one meetings were generally positive and the provisions that have been drafted for the plan change seek to acknowledge and address matters raised through the engagement. For example the rules proposing to ban cats; rules requiring ecological enhancement of the coastal edge and construction of a coastal walkway; the requirement to provide signage for dogs to be on a lead along the coastal walkway are all outcomes following discussion with the Fairy Tern Trust and Department of Conservation representatives.

Concerns expressed in the feedback include environmental preservation, maintaining rural amenities, intensification, servicing, traffic, and safety. Provisions within the proposed Development Area provisions secure landscape treatments to address effects on rural amenity; and there are provisions relating to transportation and connectivity.

Overall, the plan change as it has developed, responds to the concerns and issues raised by the community and stakeholder groups.



## Attachment A:

### Letter Sent to Landowners Within the Plan Change Area

6 May 2024

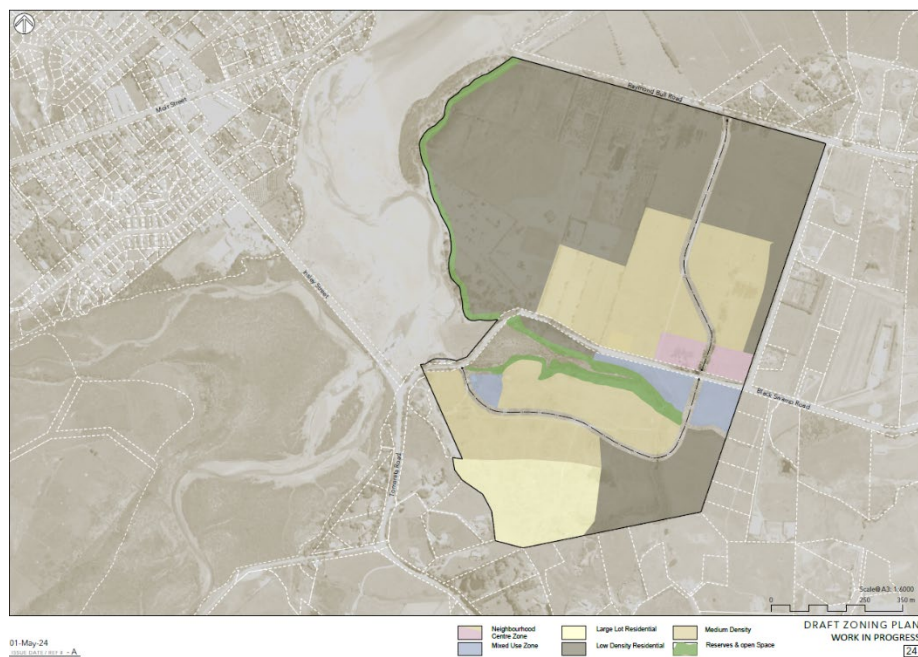
Address

Dear XXX

**RE: Proposed Private Plan Change Request to Rezone Land – Black Swamp and Raymond Bull Roads Mangawhai**

### Plan Change proposal

Cabra Mangawhai Limited and Pro Land Matters Company Limited are proposing to rezone land at Black Swamp and Raymond Bull Road generally as shown below:



**Figure 1. Draft Zoning Plan**

The Applicants have looked at various options for seeking rezoning and consider there are significant benefits from an urban development and plan coherency perspective to seek to zone land holdings beyond the land owned by the Applicant's. Including the wider land area ensures that strong and clear defensible boundaries can be created and that there is a cohesive pattern to urban development from Mangawhai Village to the plan change extent.

It is important to note that in the event the rezoning is approved it will not change anything regarding the ownership, or current use, of your land. What it will mean is that your land will then have an urban

zoning such as Medium Residential and General Residential. The plan change process will be a fully public one, with the ability for any member of the public to make a submission on the plan change and to present to the Council decision-makers at a hearing.

**Attachment B** is an indicative draft Structure Plan that has been prepared to inform the initial phases of the project and the extent of the Plan Change Area. The draft Structure Plan identifies the opportunities and any constraints provided by the location and extent of the Plan Change Area. The Structure Plan seeks to create a framework to analyse the optimal use of this land in the wider context of Mangawhai Heads and the Village given the rate and nature of changes that have occurred since the council Spatial Plan for Mangawhai was adopted in December 2020.

The Applicants are seeking to zone the land area an appropriate range of residential zones and to include business neighbourhood scale centre to provide for a range of suitable commercial activities.

A Precinct or a Development Area will be proposed over the Plan Change Area so that specific provisions can be included that respond to the National Planning Standards, the current national and regional policy framework and / or any site-specific matters that need to be addressed. This is important given the age of the Operative District Plan.

### **Feedback sought**

You are receiving this letter because your property is located within the Plan Change Area. Cabra Mangawhai Limited and Pro Land Matters Company Limited seek your feedback on the plan change proposal. Feedback can be provided in writing to [burnette@thepc.co.nz](mailto:burnette@thepc.co.nz). Please include your contact details so we can keep you informed. Alternatively, we have provided a short response form at **Attachment C** if you wish to use this.

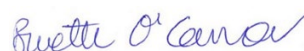
We would appreciate hearing back from you **by COB 17<sup>th</sup> May 2024** to help continue to inform this process.

### **Open Day**

An 'Open Day' drop-in session will be held on 15 June from 12.30 to 3.30pm in the Mangawhai Library Hall. This will be notified in local papers in due course.

If you would like to meet with the Applicants to discuss any concerns or questions prior to the Open Day, we would be happy to arrange this. You can also call me at the number below to discuss.

Yours sincerely



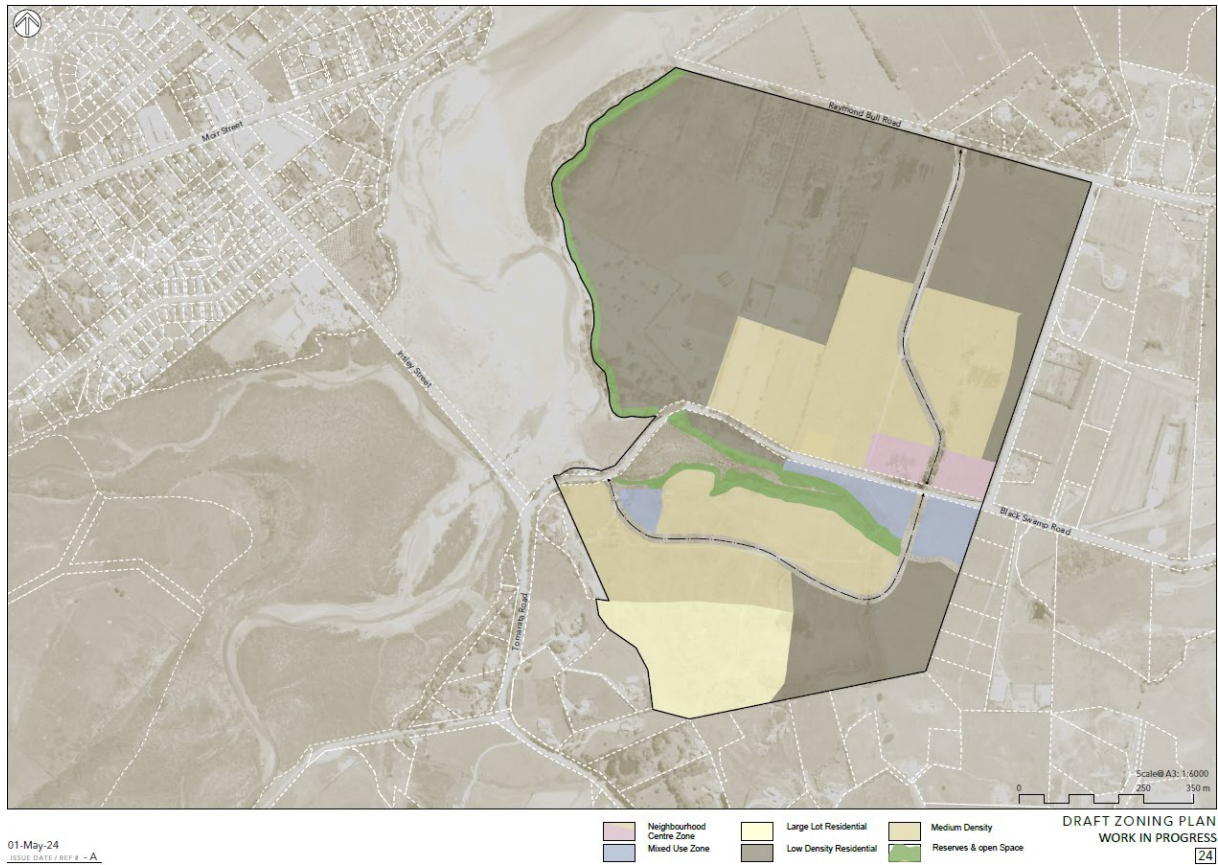
Burnette O'Connor  
The Planning Collective Limited  
Ph: 021422346  
Email: [burnette@thepc.co.nz](mailto:burnette@thepc.co.nz)

**Attachments:**

- A. Draft Proposed Zoning Map
- B. Draft Structure Plan
- C. Short Response Form

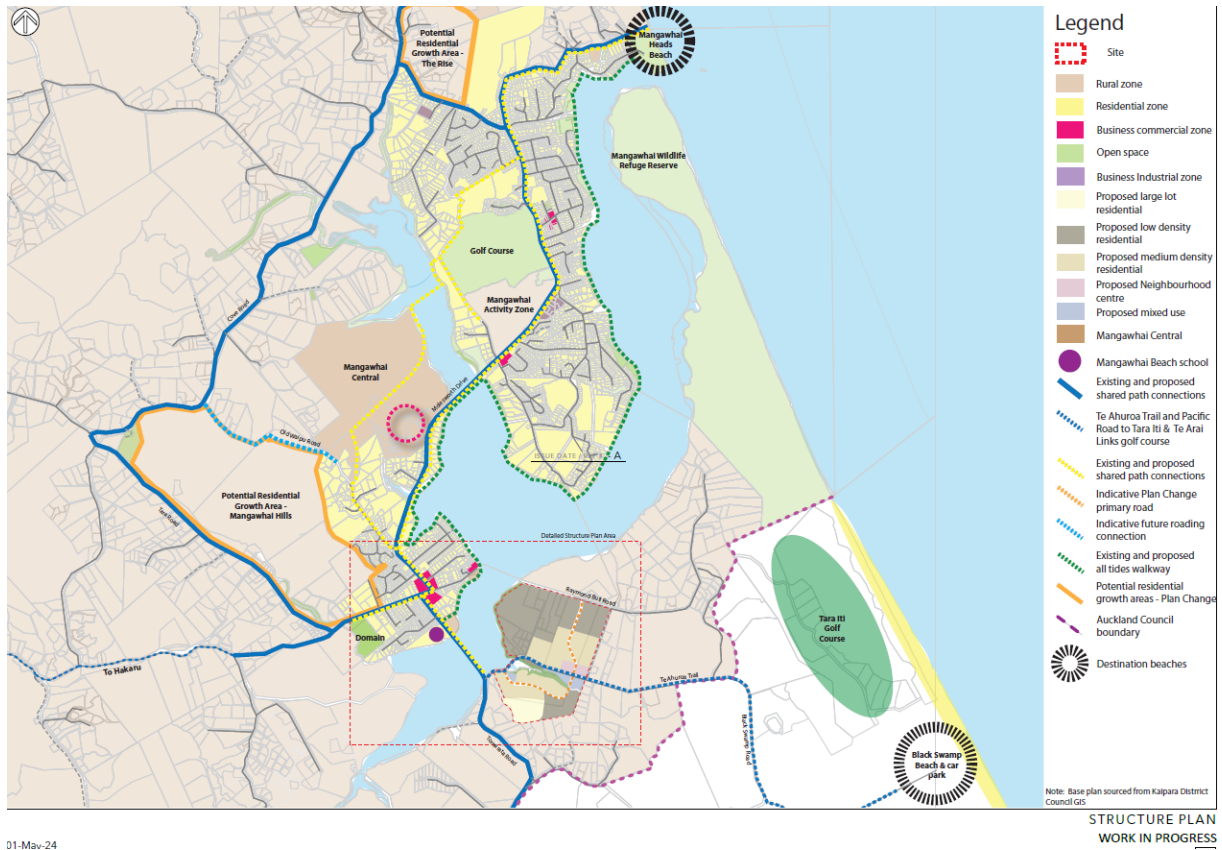
## ATTACHMENT A

### DRAFT PROPOSED ZONING PLAN



## ATTACHMENT B

### DRAFT STRUCTURE PLAN



01-May-24



## ATTACHMENT C

### SHORT FORM FOR RESPONSE TO PROPOSED PRIVATE PLAN CHANGE REQUEST TO REZONE LAND AT BLACK SWAMP AND RAYMOND BULL ROADS, MANGAWHAI

Name:

Address:

Contact Phone Number:

Email Contact Address:

*Note – cross out parts of statements that are not relevant to your opinion.*

I have reviewed the proposed zoning map and the draft Structure Plan:



I support / do not support the urban zoning of the identified land area.

I support / do not support urban zoning of part of the identified land area.

I/we have the following concerns:

I/we support the following aspects of the proposal:

I/we would like to see the following matters taken into consideration:

## Attachment B:

### Letter Sent to Landowners Adjacent to the Plan Change Area

24 June 2024

Address



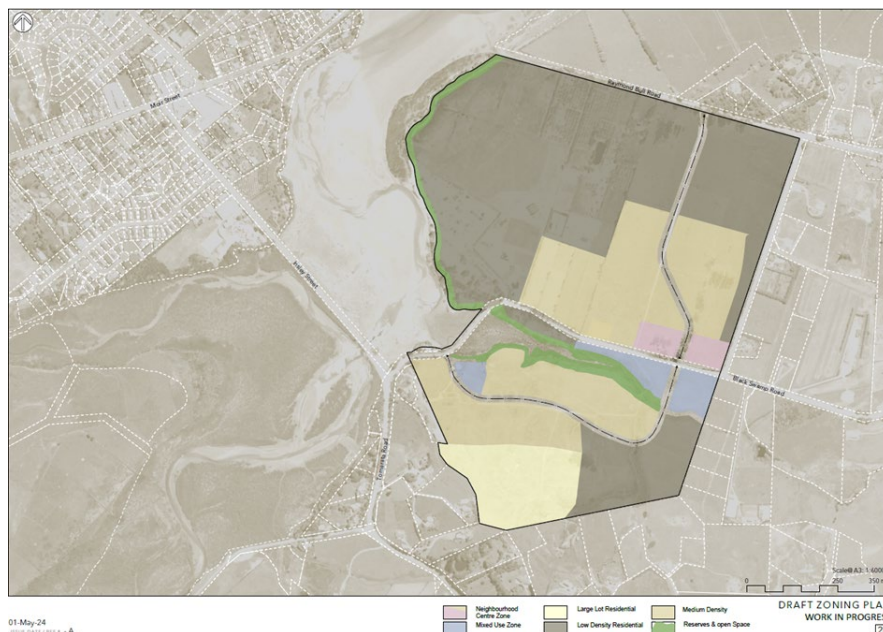
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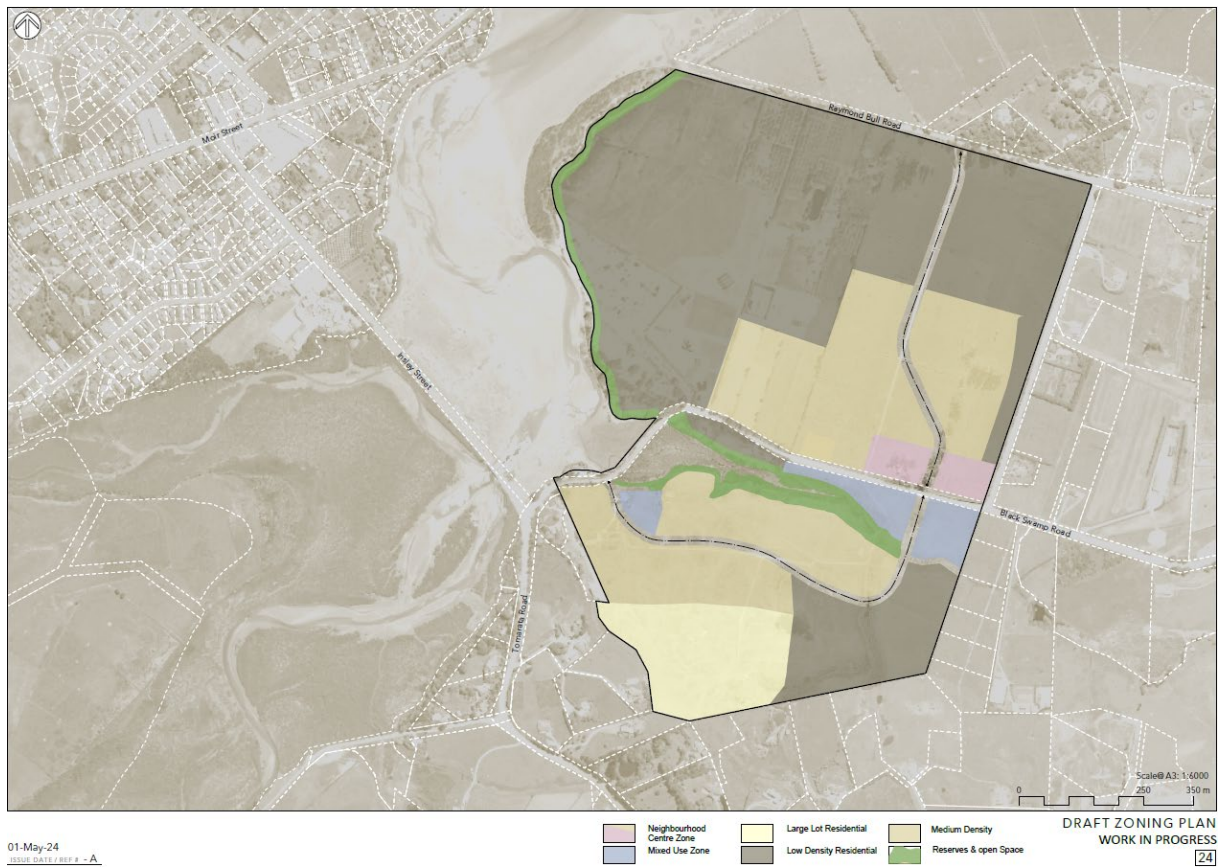
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## ATTACHMENT A

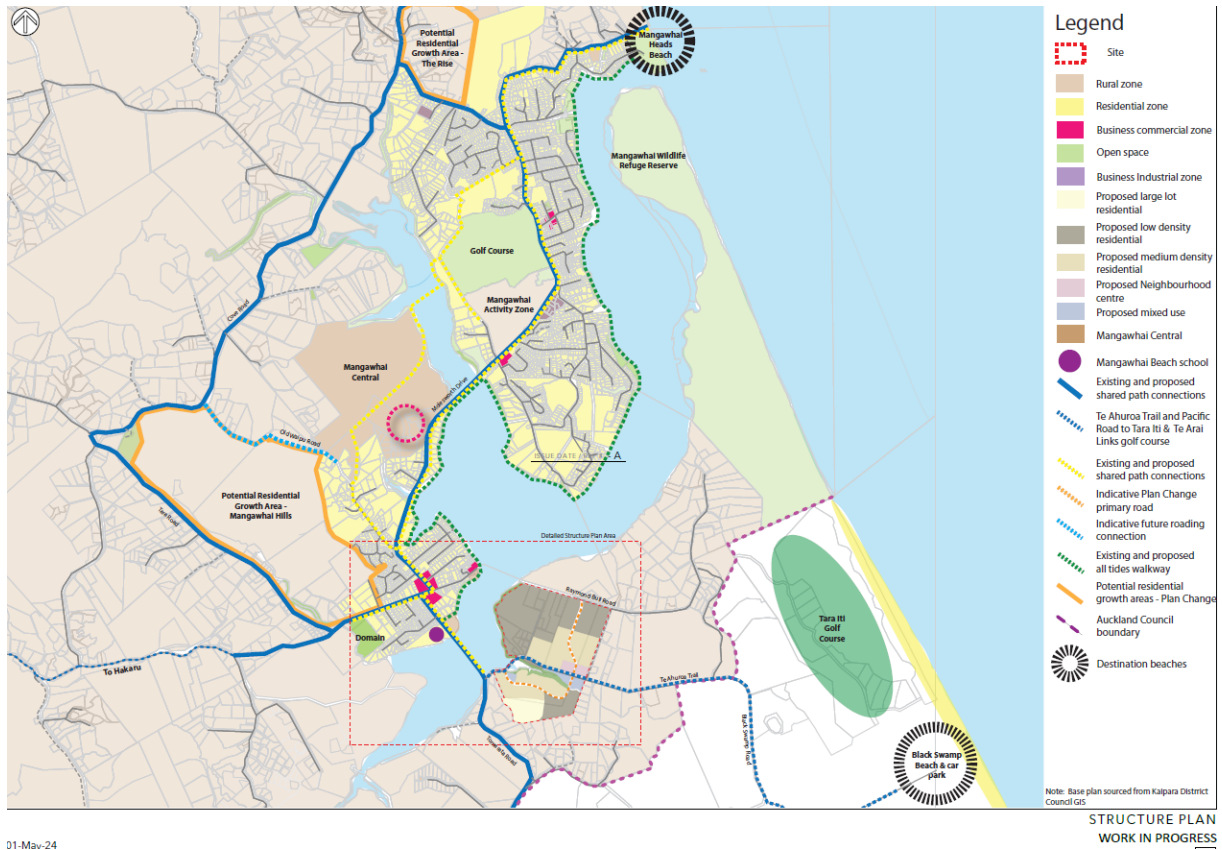
### DRAFT PROPOSED ZONING PLAN





## ATTACHMENT B

### DRAFT STRUCTURE PLAN



01-May-24

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