

## Form 5

### Submission on notified proposal for policy statement or plan, change or variation.

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

## This is a submission on Private Plan Change 85 - Mangawhai East.

Private plan change number: PPC85 | Private plan change name: Mangawhai East

**Submissions must be received by 5pm on Monday 18 August 2025.**



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.

**You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).**

- **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.

**You can make a submission on more than one provision using this form.**

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

- Please provide your details \*

1A

<b>Your first and last names</b>	<input type="text" value="Hugh Benn"/>
<b>Street number and name</b>	<input type="text" value="63 Kingfisher Lane"/>
<b>Town</b>	<input type="text" value="Mangawhai"/>
<b>Contact phone</b>	<input type="text" value="0272274481"/>
<b>Email address for correspondence (one email address only)</b>	<input type="text" value="hugh.benn@gmail.com"/>

- Please select your preferred method of contact \*

1B

- ☒ Email  
☐ Postal

- Do you have an agent who is acting on your behalf? \*

1C

- ☐ Yes  
☒ No

- If you have any attachments that relate directly to your submission on PPC85, you can upload the file/s here

1E

- [Submission PPC85 KDC.pdf](#)

- 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:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

*Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

- Trade competition and adverse effects - select one: \*

2A

- ☐ I could gain an advantage in trade competition through this submission

☒ I could not gain an advantage in trade competition through this submission

- Would you like to present your submission in person at a hearing? \*

2C

- ☐ Yes  
☒ No

- If others make a similar submission, will you consider presenting a joint case with them at the hearing? \*

2D

- ☒ Yes  
☐ No

- Please submit on ONE provision at a time. Once you have completed your first submission point, you can then select an option to submit on another provision.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

Private Plan change 85 - Mangawhai East

- Do you support or oppose the provision stated above?

3B

- ☒ Support  
☐ Oppose

- What decision are you seeking from Council?

3C

- ☐ Retain  
☒ Amend  
☐ Add  
☐ Delete

- Your reasons.

3D

As per attached submission document attached

**Example -  
supports  
the growth  
of  
Mangawhai**

3E Do you want to make a submission on another provision? ☐ Add another submission point  
☒ I'm finished

- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files. Please check your spam, updates and promotion folders if it does not appear in your inbox.

If you have any queries at all please email the District Planning Team: [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz) or phone 0800 727 059

• [PublicVoice](#)

## Submission on Proposed Private Plan Change 85 – Mangawhai East

Clause 6 of Schedule 1, Resource Management Act 1991 (Form 5)

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To: **Kaipara District Council**

### 1. SUBMITTER DETAILS

Name of Submitter: Hugh Benn

This is a submission on Proposed Private Plan Change 85 ("**PPC85**") to the Kaipara District Plan – ("**KDP**")

I/we could not gain an advantage in trade competition through this submission.

Hugh Benn owns 63 Kingfisher Lane, Mangawhai

The submitter **SUPPORTS** the Private Plan Change Request for the reasons stated in the submission.

### 2. The Plan Change Request

PPC85 seeks to rezone land on the eastern side of Mangawhai harbour to a range of zones as summarised below:

- a) *Re-zone 94 hectares (approx.) of rural zoned land, within the Mangawhai Harbour overlay to a mix of residential and commercial zoned land:*
  - i. *Rural Lifestyle zone*
  - ii. *Large Lot Residential zone*
  - iii. *Low Density Residential zone*
  - iv. *Medium Density Residential zone*
  - v. *Neighbourhood Centre zone*
  - vi. *Mixed Use zone.*
- b) *Create a Development Area containing a suite of planning provisions to control and manage subdivision, use and development within the Plan change area. The Development Area provisions will be standalone so that potentially they can be incorporated into the Proposed Kaipara District Plan private plan review if appropriate and timings appropriately align.*
- 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) *Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.*
- e) *Include Ecological features maps to convey areas of ecological sensitivity for future protection.*
- f) *Include the Structure Plan to visually depict key outcomes that will be secured.*

## **SCOPE OF SUBMISSION**

### **3. SUBMISSION**

#### **3.1 General**

The zoning of the land is supported. The economic assessment submitted in support of PPC85 – Appendix 15 – highlights the demand for coastal / harbour edge living opportunities at Mangawhai.

Land areas to the east of Mangawhai, including in the Auckland region, have developed rapidly over recent years with established rural lifestyle living characteristics.

The Mangawhai area continues to grow and demand for urban development and associated services will continue. A quality planned development has superior environmental and community outcomes to ad hoc development.

The plan change incorporates the existing ad hoc development in the plan change area to create a coordinated and quality outcome appropriate for the site and surrounding land characteristics.

#### **3.2 Development Area Provisions**

The Development Area provisions are supported including the objectives and policies. Specifically, the Development Area provisions seek to secure:

- A quality urban environment with a choice of living environments and housing types connected to the existing urban area and the harbour and to provide a supply of urban land to ensure competitive housing and business markets for Mangawhai.
- Walking and cycling connections to Mangawhai Village, around the harbour edge and through and around the plan change area.
- Ecological outcomes will be secured through ensuring the habitats of avifauna are protected to the greatest extent possible, additional wetland areas are protected, suitable buffer areas to coastal and wetland areas are delivered and public amenities are enhanced in conjunction with the coastal edge via a delineated public walking and cycling track.
- The plan change area can be serviced without adding costs for existing ratepayers.
- The area can be developed without increasing the risk of damage to people or property as a result of natural hazards or the risks associated with climate change.

The Development Area provisions ensure that all necessary infrastructure will be delivered in conjunction with urban development as it occurs.

Significant public amenity improvements will be delivered, resulting in a better connected and higher quality urban area for Mangawhai over time.

The inclusion of the Structure Plan is supported as this clearly delineates the key deliverables that will be achieved in association with development in the plan change area.

#### **3.3 Effects on the Environment**

The technical reports submitted with the plan change are comprehensive and address all aspects of

potential effects of the plan change on the environment.

Overall, the assessments demonstrate that additional land is required over the short, medium and long term for the growth of Mangawhai and that there is a strong and ongoing demand for coastal / harbour edge living.

The technical assessments demonstrate that the plan change area can be developed to create a quality urban outcome and that any adverse effects can be effectively avoided, remedied or mitigated.

The provisions to protect ecological values are applauded and will secure better outcomes now and into the future than could be achieved without any form of development in this area.

Delivery of development in this location will also secure better and safer public walking and cycling connections and a safer vehicle transport environment than currently exists.

### **3.4 Statutory Assessment**

The effects of PPC85 on the environment have been demonstrated through the technical assessments to be acceptable, and in many instances positive overall.

The Development Area provisions, and associated Structure Plan will ensure that development in the PPC85 area can occur without generating inappropriate adverse effects on the environment and overall will ensure that a quality, connected, environmentally enhanced outcome is achieved.

The Request achieves the outcomes of the National Policy Statement Urban Development, particularly with respect to the integration of infrastructure and urban development, strategic planning over the medium term and long term. Mangawhai is an urban environment now and the council has to ensure sufficient capacity for housing and business land over the short, medium and long term.

The Request is in keeping with the provisions of the Northland Regional Policy Statement that it has to give effect to. Particularly with respect to infrastructure servicing, urban form and climate change.

The Request meets the objectives of the Plan Change, and the Kaipara District Plan.

### **3.6 Conclusions**

The Submitter seeks that Plan Change 85 – Mangawhai East be **Approved** as notified, or with amendments within scope, as necessary to ensure a quality environmental outcome as sought through the plan change application.

There is a demand for coastal living opportunities on this eastern side of the estuary in Mangawhai and growth needs to be managed as it comes this way

Access to the harbour and back to the village from the eastern side is not safely or properly provided. Access to the harbour is also constrained from an amenity value. This proposal will deliver these outcomes.

The Submitter **wishes to be heard** in support of this submission.

If others make a similar submission, the Submitter will consider presenting a joint case at the hearing.

Yours sincerely

Hugh Benn

A handwritten signature in black ink, appearing to read 'Hugh Benn', with a large, stylized 'H' and a long, sweeping underline that extends to the right.