

Mangawhai Matters Inc  
Oral Submission re PPC85  
Prepared by Joel Cayford

# Joel Cayford Relevant Lay Experience

- 1999-2004 Elected North Shore City Councillor, Chair of Infrastructure Committee. Focus Waste Water sewerage collection networks and ocean discharge.
- 2005-2010 Elected Auckland Regional Councillor, Chair of Transport Committee. Focus Waterfront Development and Transport Networks.
- 2012-2020 Senior Policy Adviser to NZ Planning Institute.
- 2012-Present Property owner at Mangawhai
- 2012-2018 Adviser to Mangawhai Residents & Ratepayers Association re Mangawhai Ecocare Waste Water Scheme, KDC financing, developer levy regime & governance.
- 2020-Present Ctte Member Mangawhai Matters Inc.
- 2024-Present Chair Mangawhai Trackies Charitable Trust.

# Content

Mangawhai Matters Inc and PPC's 78, 83 and 84

Residential Growth Data

Spatial Plan Maps

Submissions Summary

# Mangawhai Matters

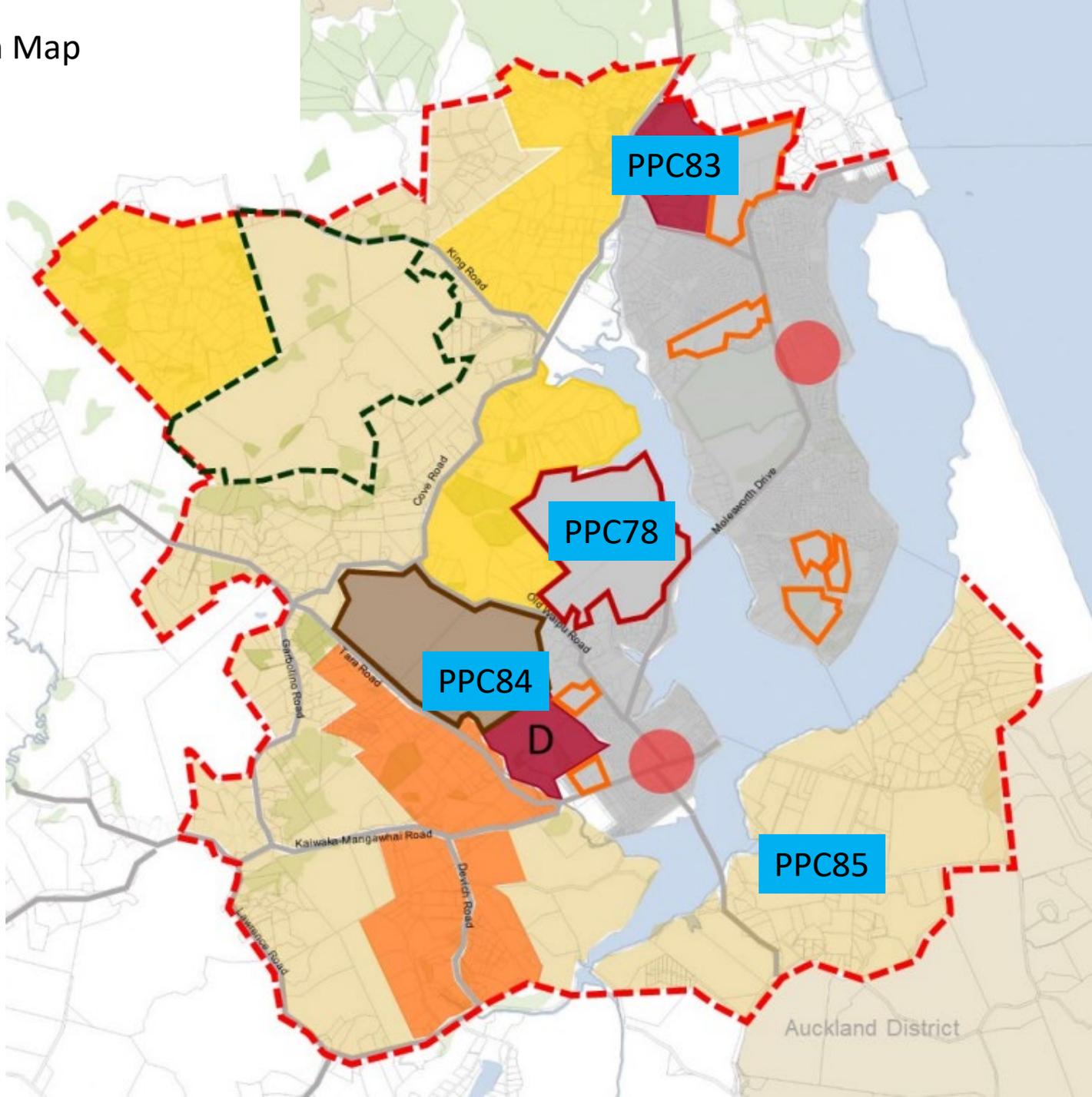
- Formed early in 2020 in response to PPC78 notification, and inherited from MRRA campaign to ensure growth paid its share of Mangawhai's Ecocare wastewater capital cost and accumulated debt through developer levies.
- Current membership is 384 households.
- MMI has prepared various KDC submissions and mounted local campaigns including for developer levy policies relating directly to infrastructure project budgets, the rating system, and private plan changes.
- Coordinated and organised funding of Sustainability Study for Mangawhai Estuary.

# Mangawhai Spatial Plan Map

## Private Plan Changes

### Legend

- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone1
- Rural-residential Zone2
- Rural-residential Zone3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



# MMI and PPC's 78, 83 and 84

PPC78: Primarily opposed on grounds of density; small sections and absence of wastewater infrastructure. Joined appeal to EC as s274 party. Resulted in Boonham decision preventing subdivision unless KDC funding plan in place to fund necessary WW infrastructure.

PPC83: Commissioned expert evidence on sedimentation of Mangawhai Estuary. Primarily opposed plan change due to inadequate sediment discharge provisions. Appealed decision to EC. KDC and applicant agreed at mediation to strengthened provisions.

PPC84: Opposed various provisions including inadequate sediment discharge provisions. Appealed decision to EC. KDC and applicant agreed at mediation to strengthened provisions to manage and regulate sediment discharges.

## Mangawhai Development Data by Year (LGOIMA data)

- Building Consents in urban Residential Zone
- Wastewater Connections

<b>Year</b>	<b>Building Consents issued for new Homes in Mangawhai Urban Residential Zone</b>
To end June 2021	111
To end June 2022	98
To end June 2023	60
To end June 2024	35
To end June 2025	42

Averages 70 / year over past 5 years

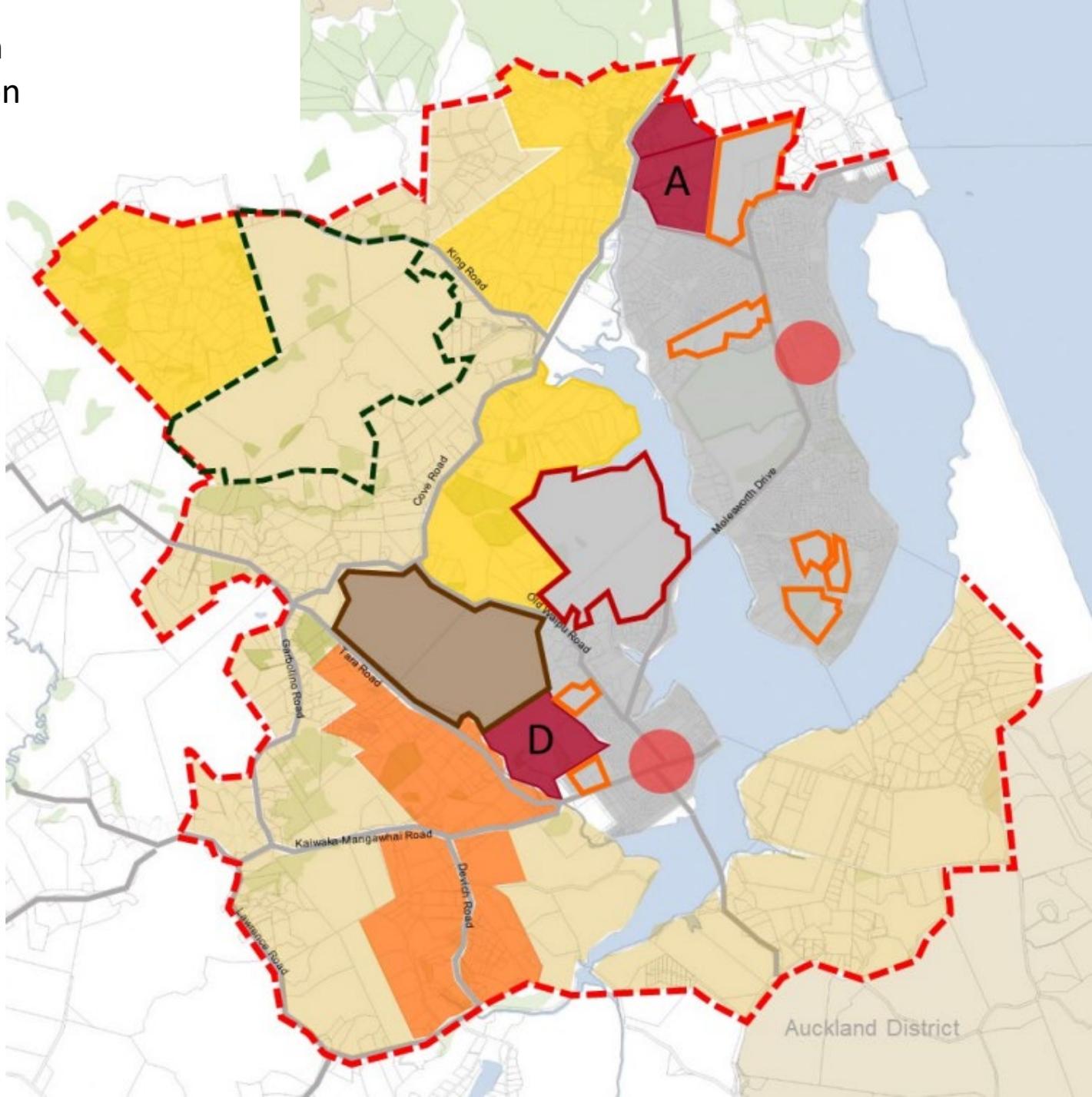
Year	Rateable Public Wastewater System Connections
To end June 2022	2302
To end June 2023	2382
To end June 2024	2474
To end June 2025	2523
To end June 2026	2569

Averages 74 new connections / year  
between 2022 and 2025

# Mangawhai Spatial Plan Preferred Growth Option

## Legend

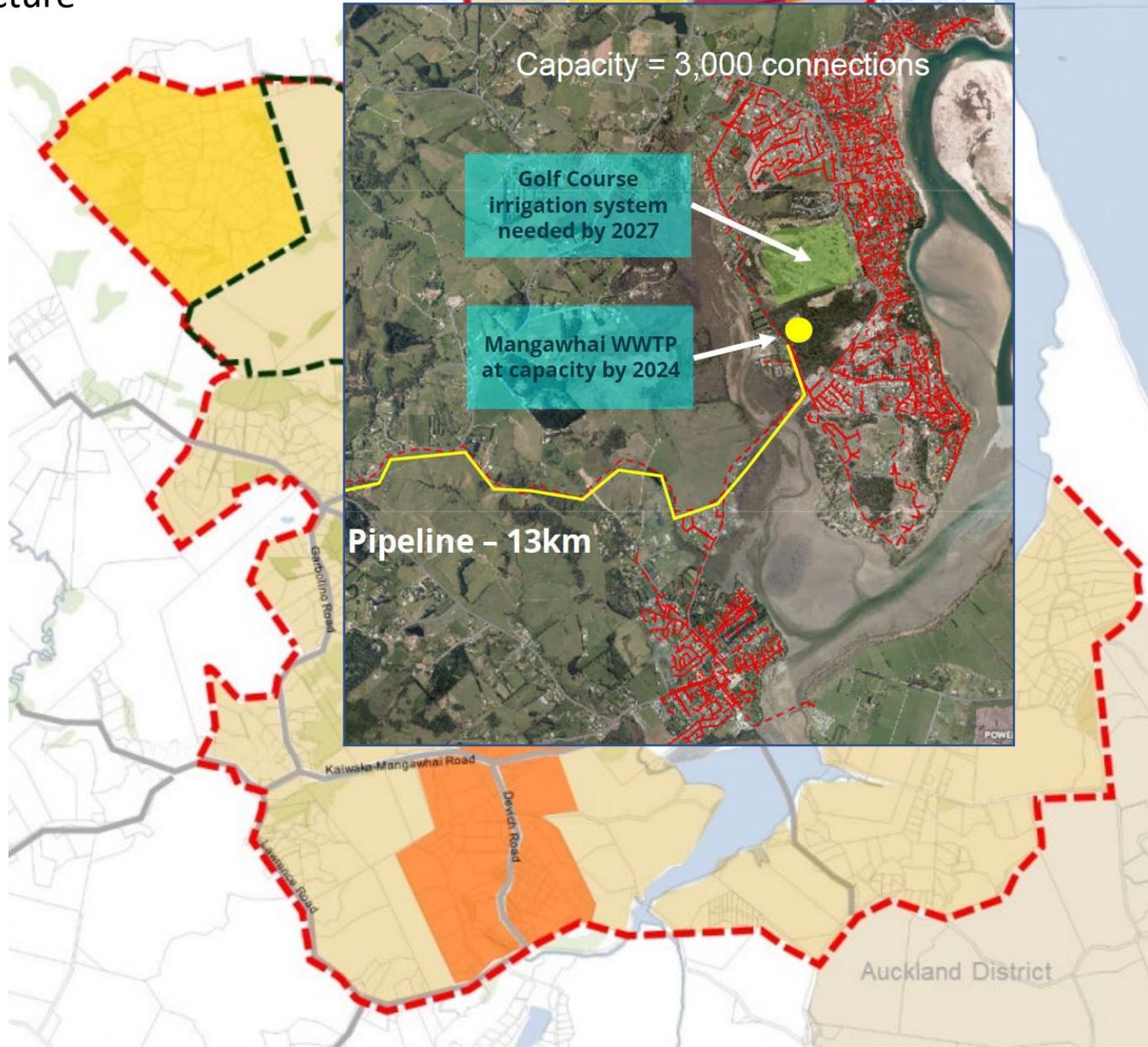
- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone1
- Rural-residential Zone2
- Rural-residential Zone3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



# Mangawhai Spatial Plan Preferred Growth Option + Wastewater infrastructure

## Legend

- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone 1
- Rural-residential Zone 2
- Rural-residential Zone 3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



# Waste Water System Capital Costs

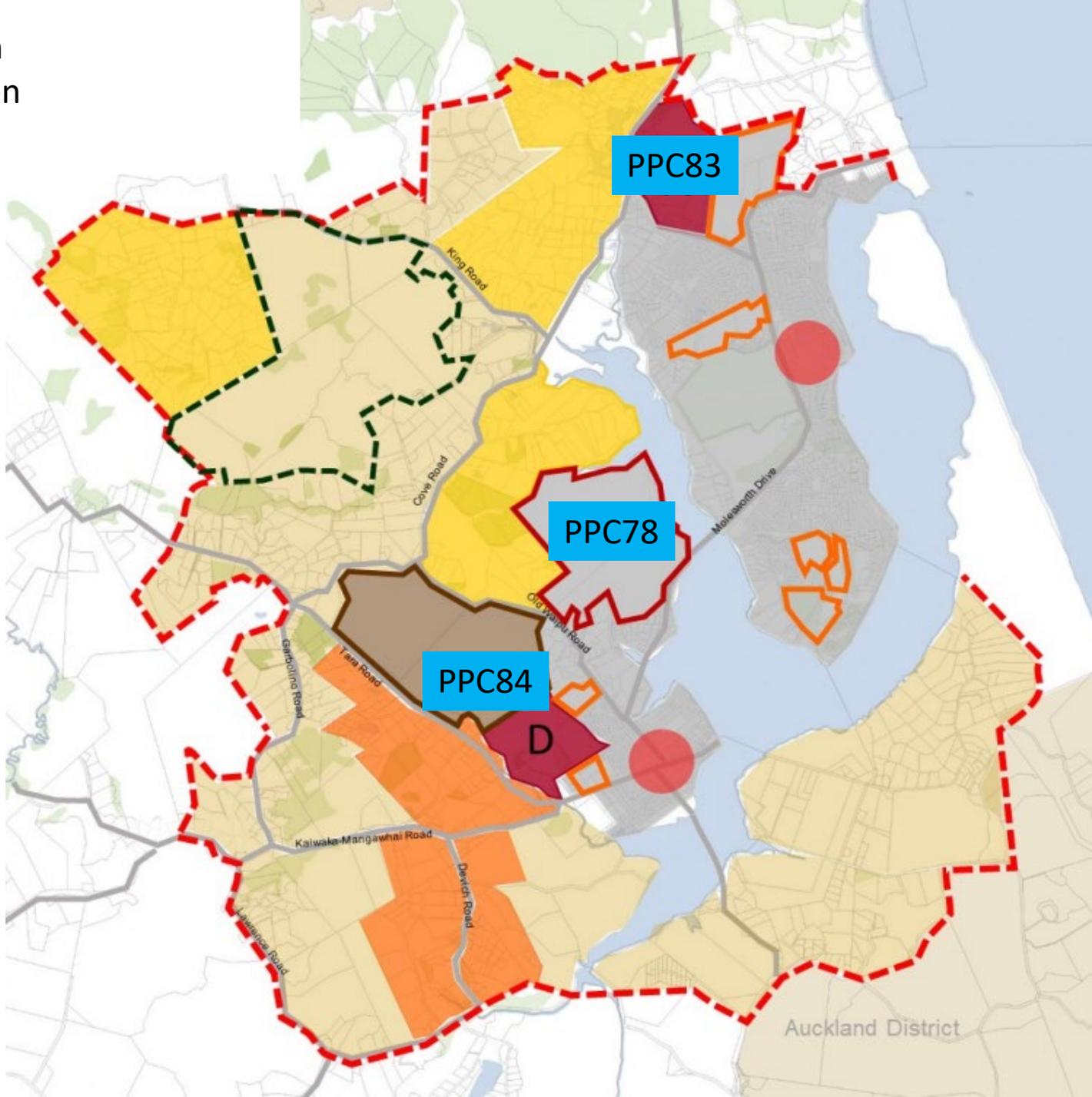
"in a typical medium density urban environment (approx 25 unit/ha) the capital cost of a centralised waste water system is dominated by the collection network (gravity mains, manholes, pumping stations).

For a system utilising high-rate treatment and rural land irrigation, the approximate ratio of capital expenditure is 60-70% for collection, 15-25% for treatment, and 10-20% for disposal."

# Mangawhai Spatial Plan Preferred Growth Option Private Plan Changes

## Legend

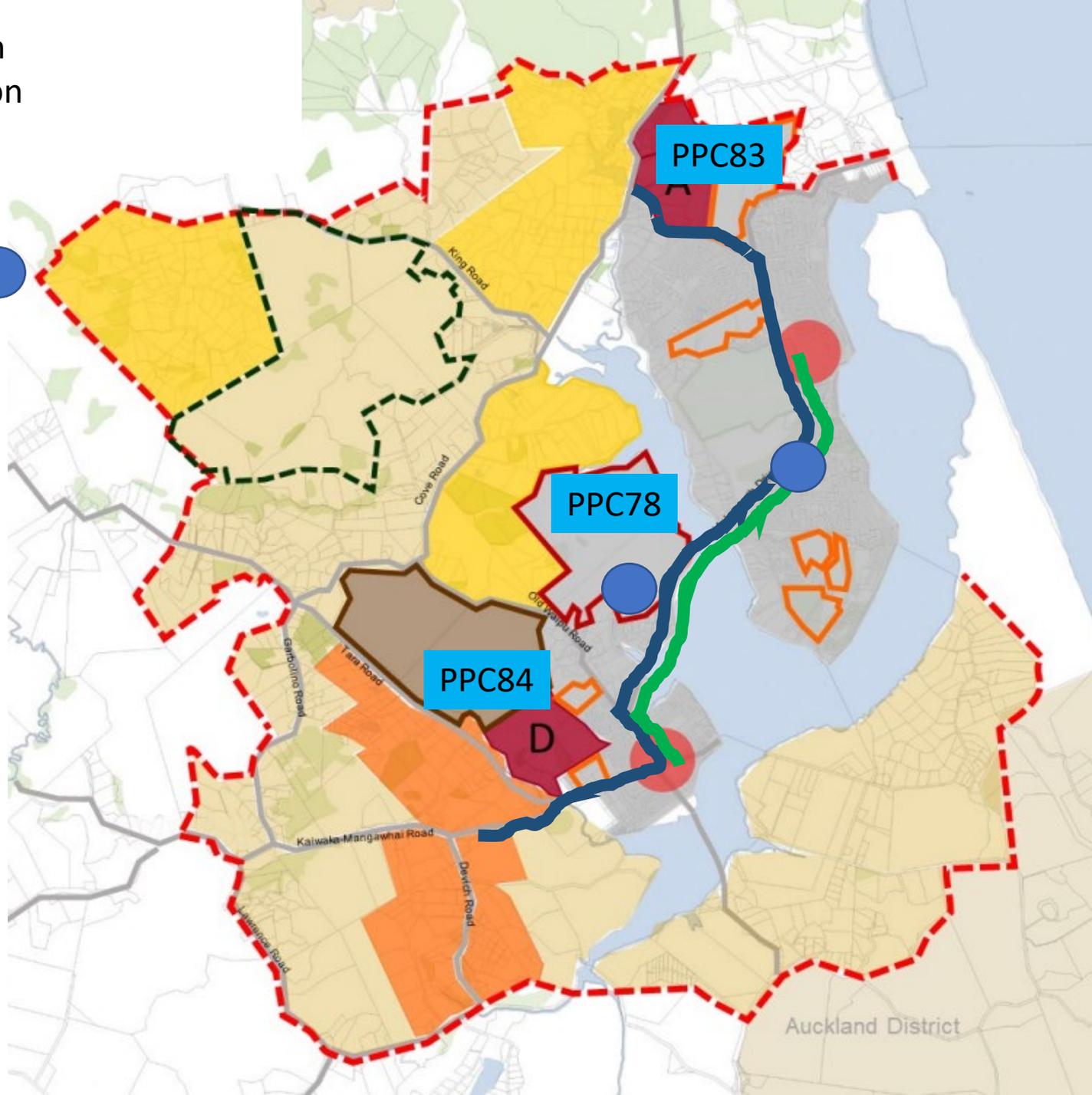
- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone1
- Rural-residential Zone2
- Rural-residential Zone3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



Mangawhai Spatial Plan  
 Preferred Growth Option  
 Private Plan Changes  
 Growth Corridor   
 Shared Path   
 Light Industrial areas 

Legend

-  Urban-residential growth area
-  Mangawhai Central
-  Larger Residential Sites
-  Intensification around centres
-  Rural-residential Zone1
-  Rural-residential Zone2
-  Rural-residential Zone3
-  Cluster development requirement
-  Frecklington Farm
-  Rural-Residential zone boundary
-  Existing residential area
-  Main roads



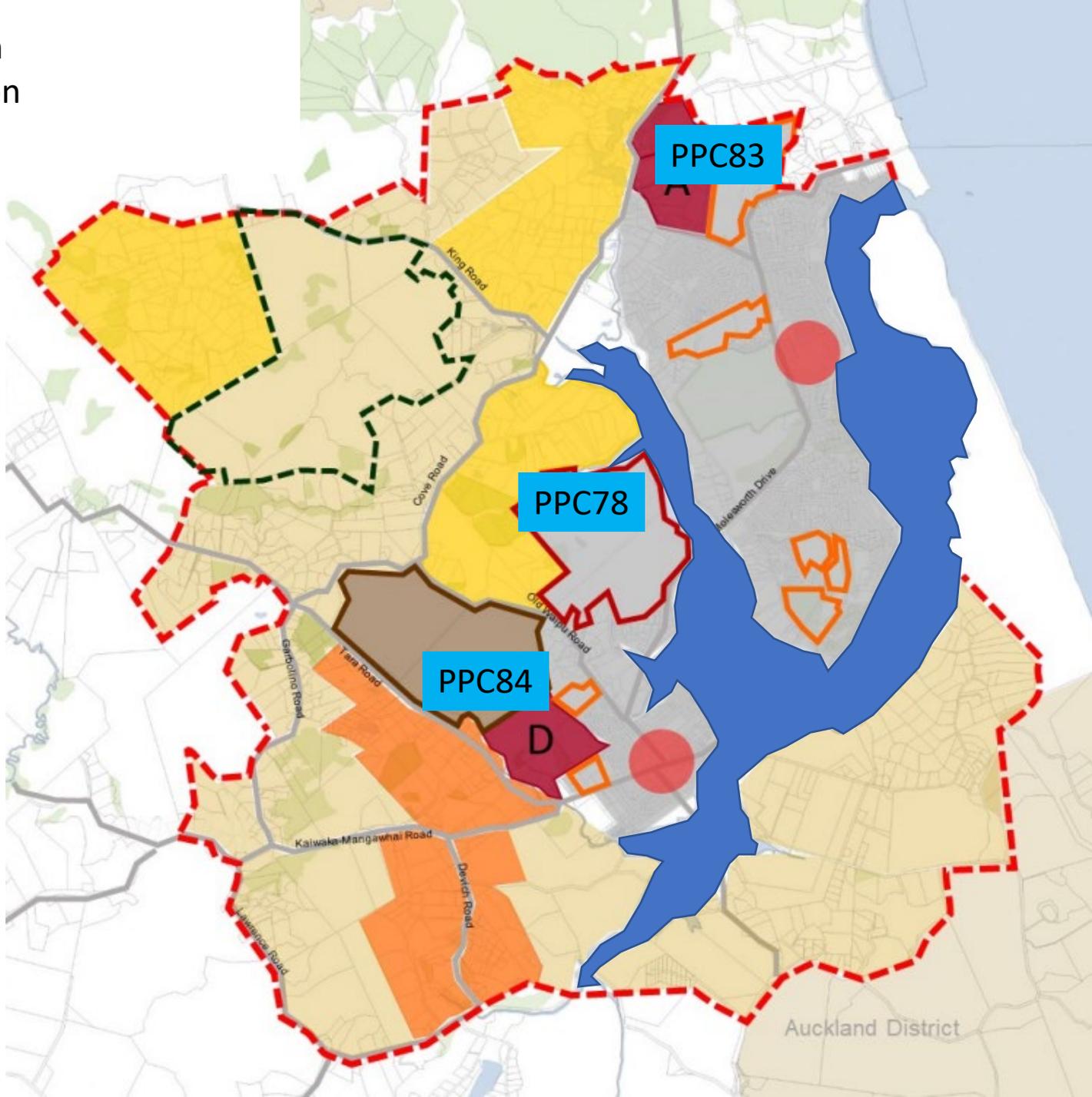
# Molesworth Drive and Shared Path



Mangawhai Spatial Plan  
 Preferred Growth Option  
 Private Plan Changes  
 Estuary

Legend

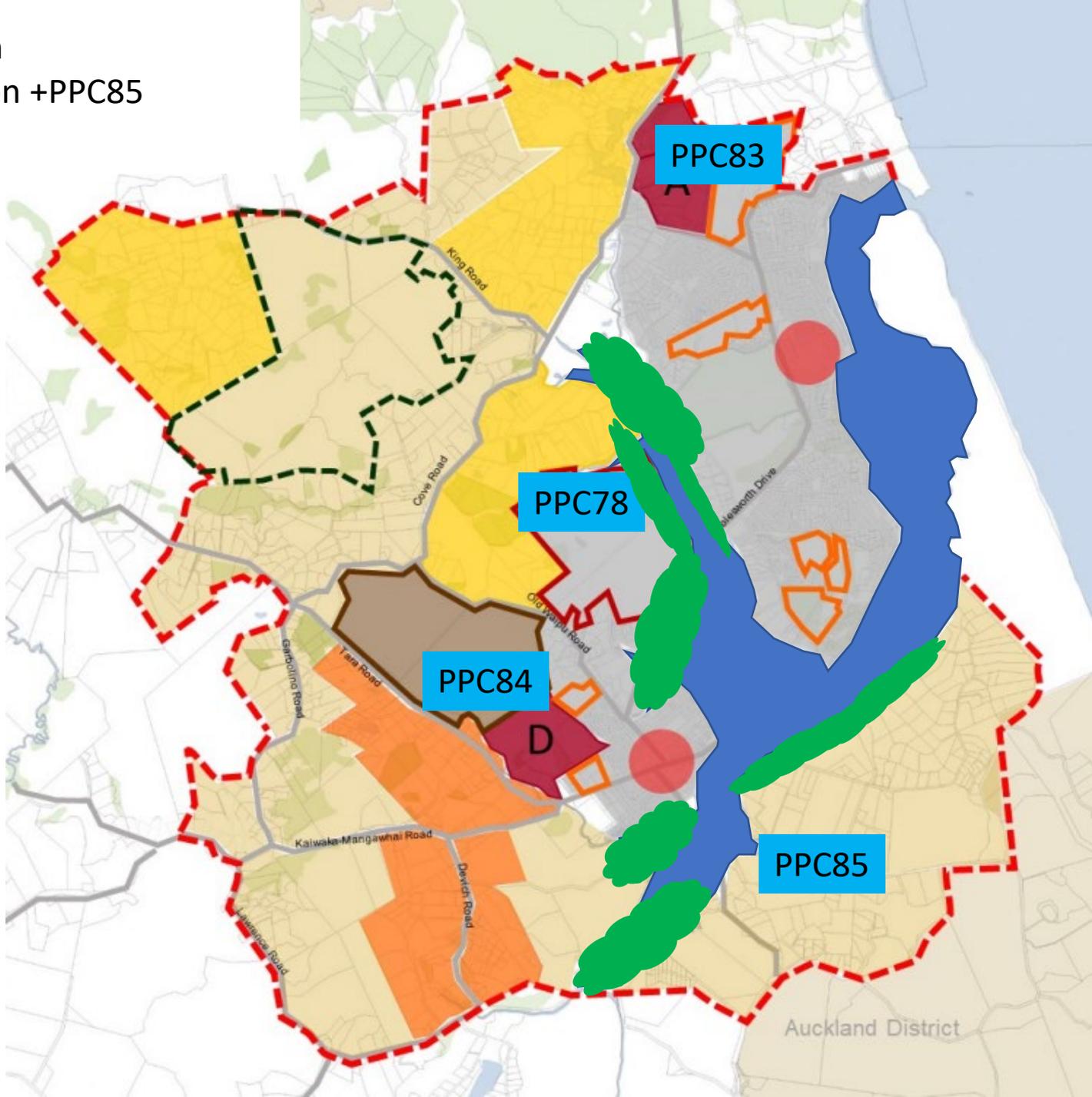
- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone1
- Rural-residential Zone2
- Rural-residential Zone3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



Mangawhai Spatial Plan  
 Preferred Growth Option +PPC85  
 Private Plan Changes  
 Estuary and Mangroves

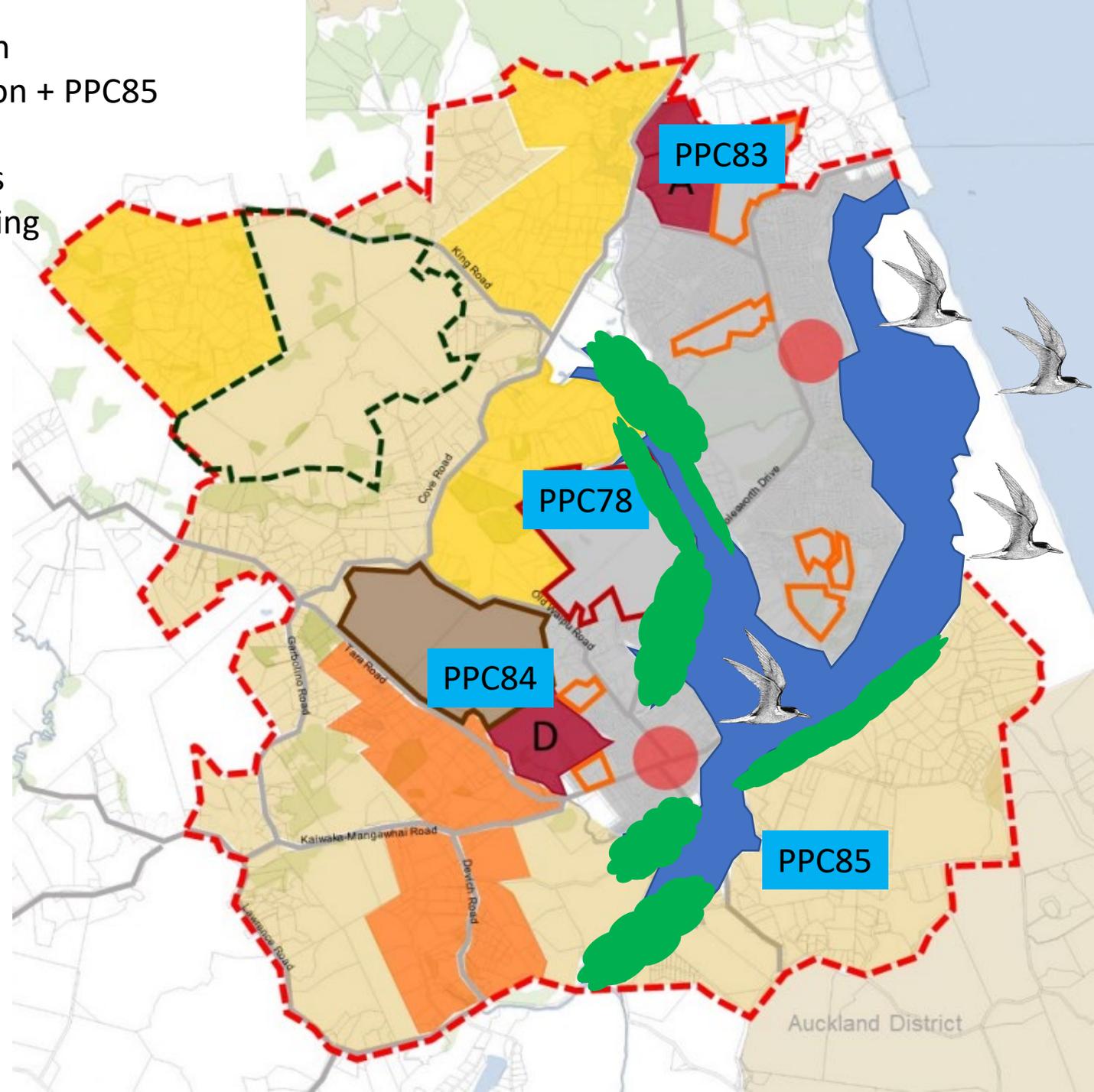
Legend

- Urban-residential growth area
- Mangawhai Central
- Larger Residential Sites
- Intensification around centres
- Rural-residential Zone1
- Rural-residential Zone2
- Rural-residential Zone3
- Cluster development requirement
- Frecklington Farm
- Rural-Residential zone boundary
- Existing residential area
- Main roads



Mangawhai Spatial Plan  
 Preferred Growth Option + PPC85  
 Private Plan Changes  
 Estuary and Mangroves  
 Fairy Tern nests & feeding

- Legend**
- Urban-residential growth area
  - Mangawhai Central
  - Larger Residential Sites
  - Intensification around centres
  - Rural-residential Zone1
  - Rural-residential Zone2
  - Rural-residential Zone3
  - Cluster development requirement
  - Frecklington Farm
  - Rural-Residential zone boundary
  - Existing residential area
  - Main roads



# PPC85 Further Submission Summary

Inconsistent with Mangawhai Spatial Plan

Inconsistent with Proposed District Plan provisions that aim to consolidate development of existing town centres

PPC85 development will require unplanned public infrastructure including wastewater and shared walk/cycleway

Scale of earthworks required to produce developable sites in this location presents unacceptable sediment runoff risks in storm events

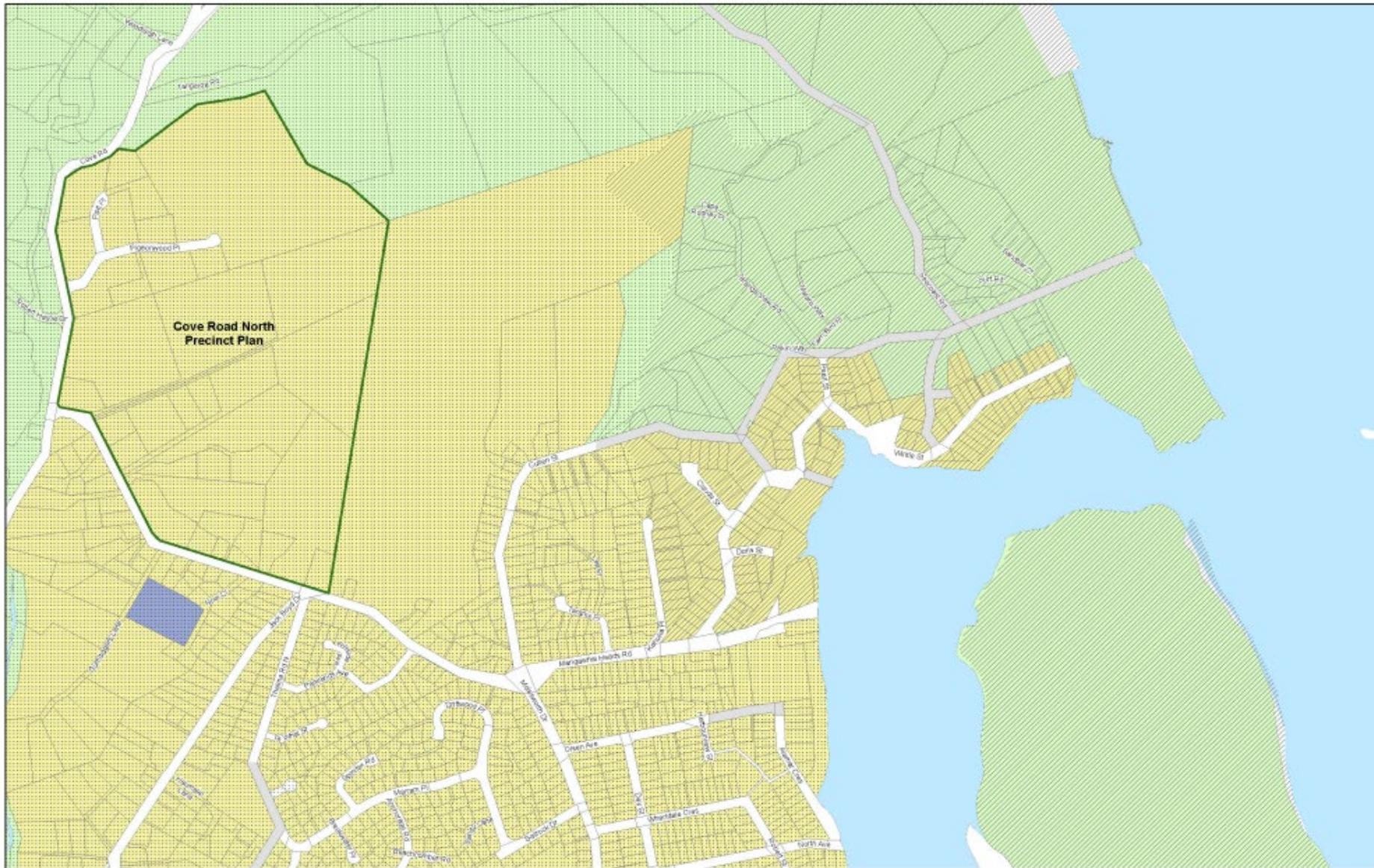
PPC85 effects will threaten the amenity and ecology of the Mangawhai Estuary including in particular Fairy Tern

End

## Mangawhai District Plan Maps

Land zoned urban residential in  
Operative District Plan planning maps:  
53, 54, 55, 56, 57

Precincts for PPC's 78, 83 and 84

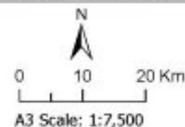


(C) Crown Copyright Reserved

Transpower New Zealand accepts no responsibility about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpower. While all reasonable efforts have been made to ensure that applicable information is provided to Kaipara District Council, Transpower New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
 CMB0001 2018 14 March 2021

**KAIPARA DISTRICT PLAN**

**Map Series One  
 Land Use Mangawhai**





Mangawhai River

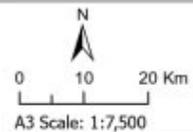
Mangawhai Heads

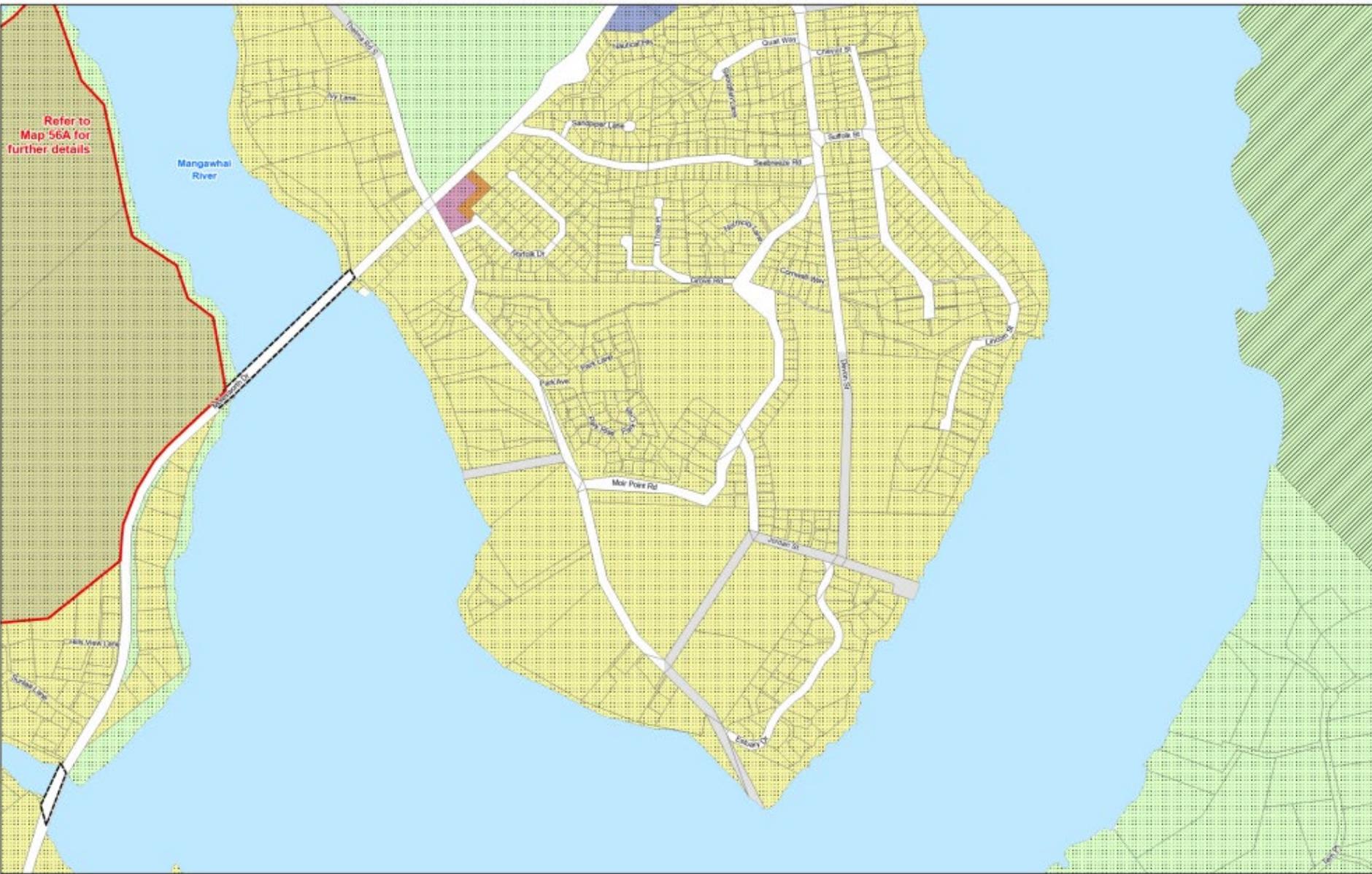


(C) Crown Copyright Reserved.  
Transpower New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpower. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Transpower New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
Database from 19 March 2021.

**KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013**

**Map Series One  
Land Use Mangawhai**

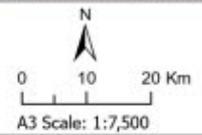


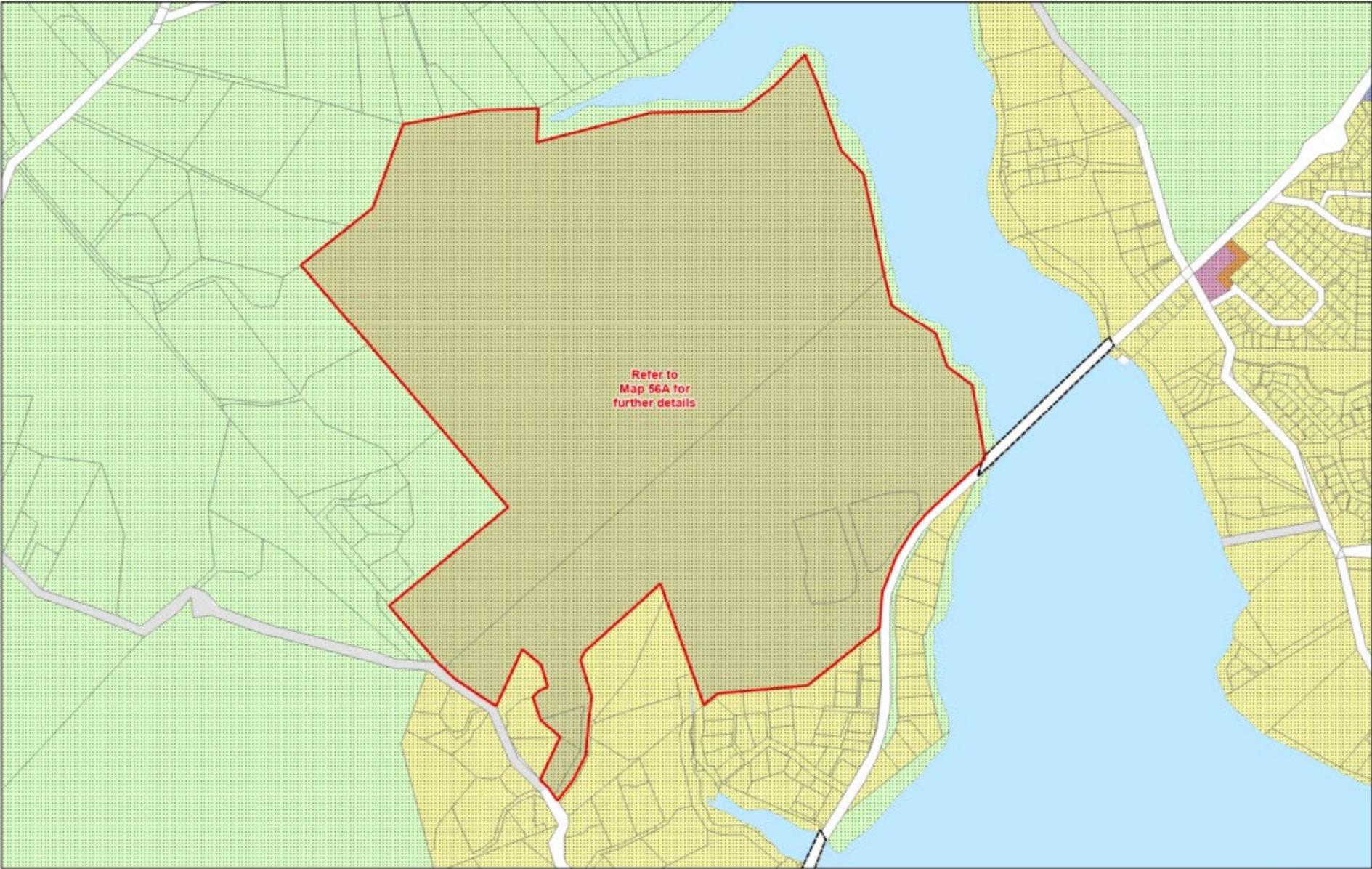


(C) Crown Copyright Reserved.  
 Transpore New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpore. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Transpore New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
 Database from 19 March 2021.

**KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013**

**Map Series One  
 Land Use Mangawhai**





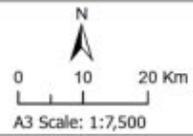
Refer to  
Map 56A for  
further details

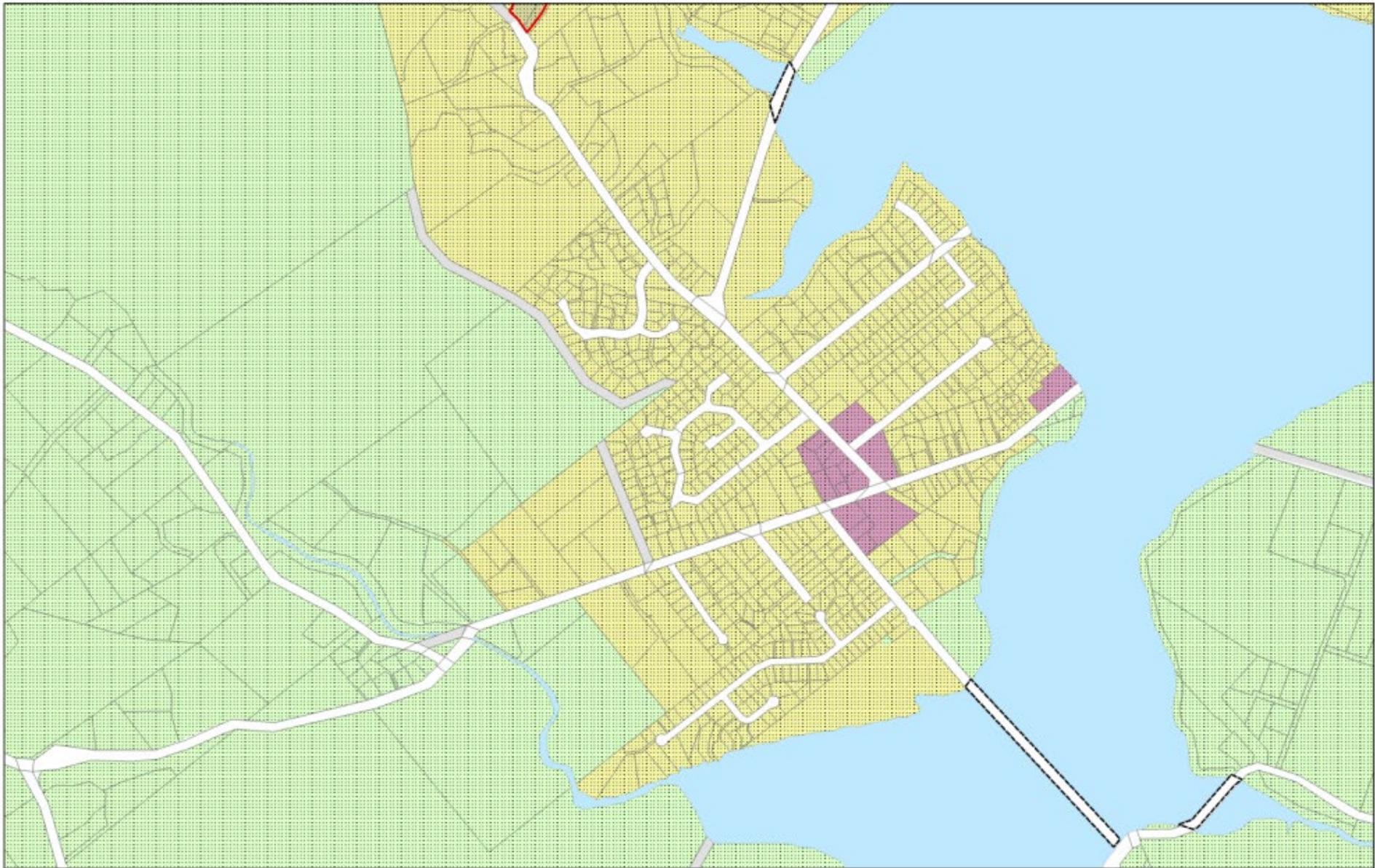


Date Updated 3/06/2022

© Crown Copyright Reserved.  
Transpower New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpower. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Transpower New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
Database from 19 March 2021.

**KAIPARA DISTRICT PLAN**  
**Map Series One**  
**Land Use Mangawhai**



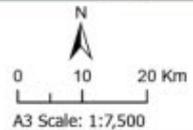


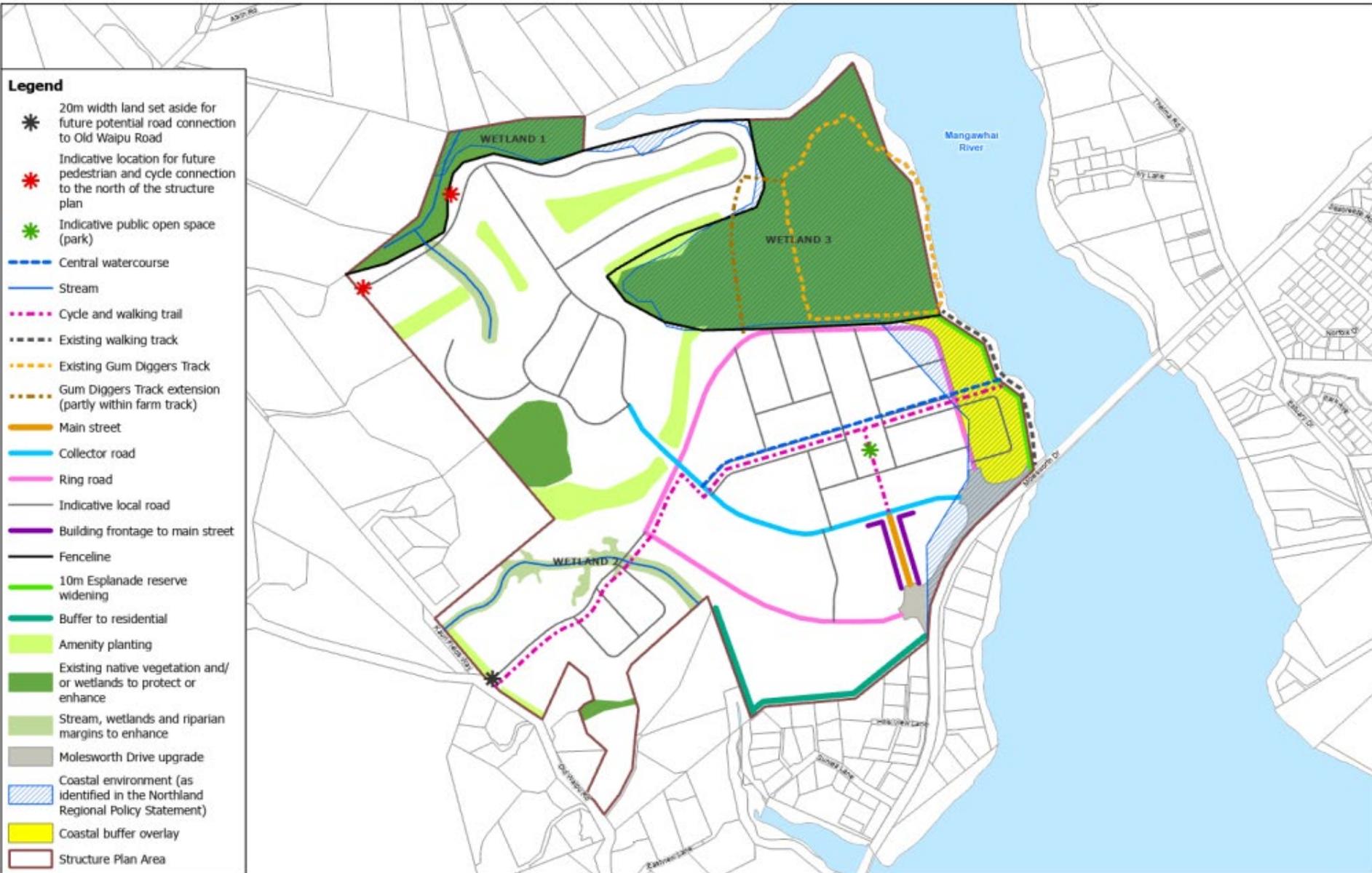
© Crown Copyright Reserved.

Transpower New Zealand makes no representations about the accuracy of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpower. While all reasonable efforts have been made to ensure that accurate information is provided to Kaipara District Council, Transpower New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
 Database from 19 March 2021.

## KAIPARA DISTRICT PLAN

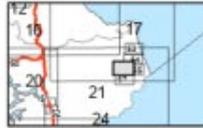
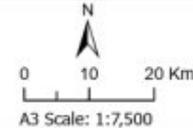
### Map Series One Land Use Mangawhai

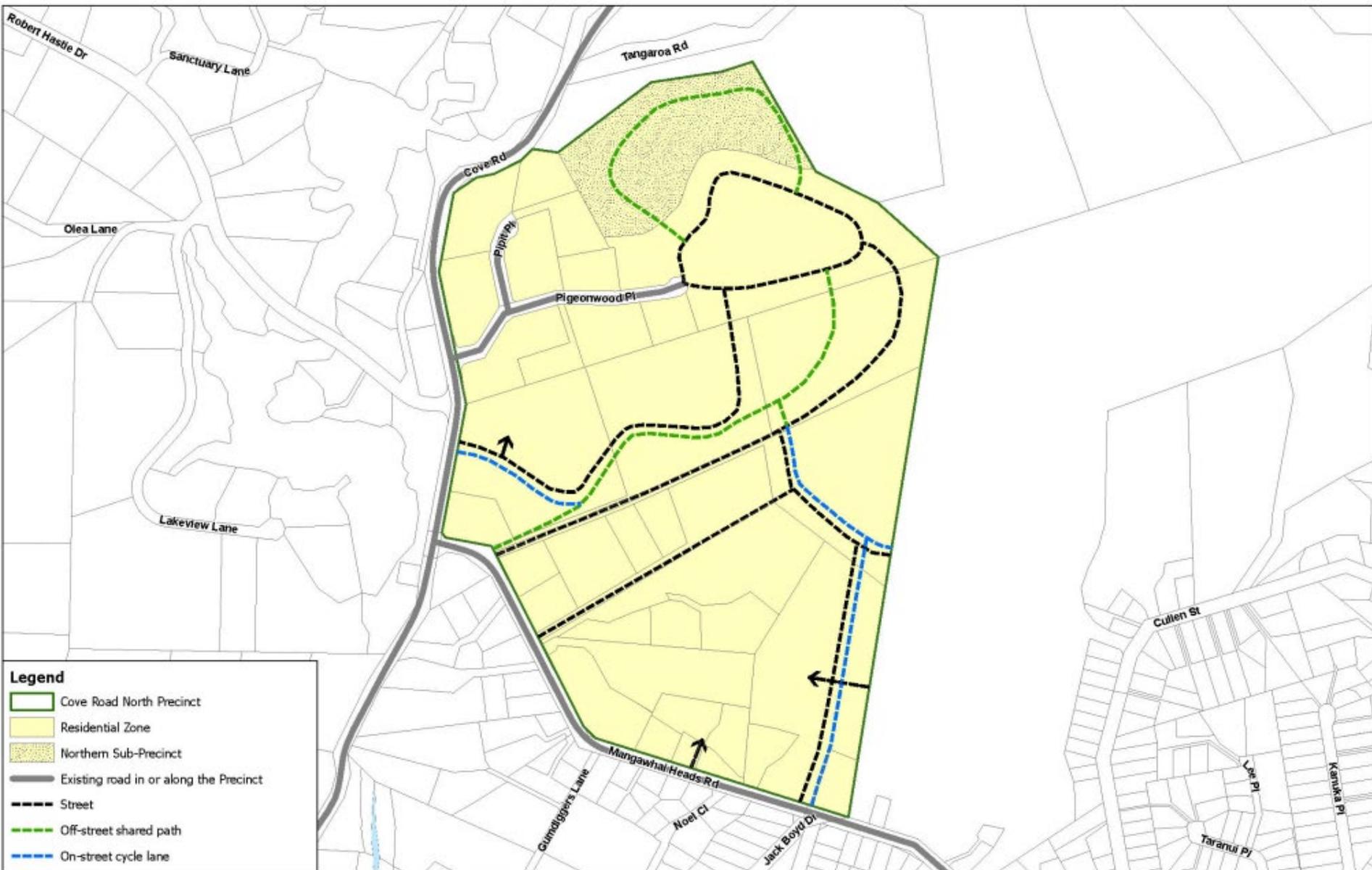




© Crown Copyright Reserved.  
 Transpover New Zealand makes no representations about the accuracy of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it being exclusively to Transpover. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Transpover New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.  
 Date: 19 March 2021.

**KAIPARA DISTRICT PLAN**  
**Appendix E: Structure Plan Map**  
**Mangawhai Central**





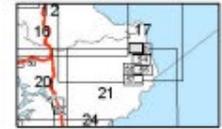
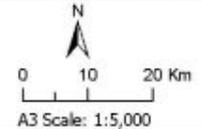
**Legend**

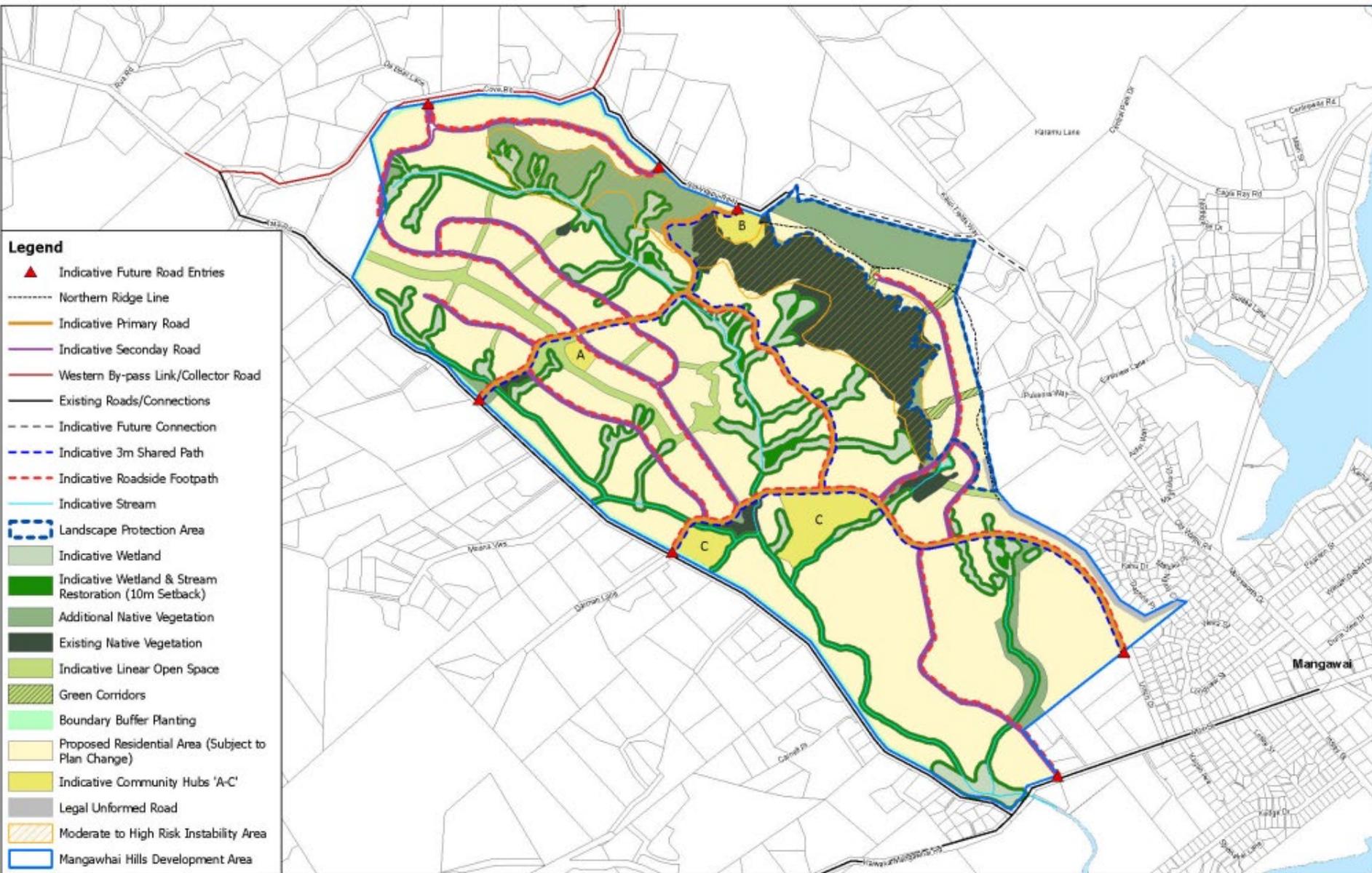
- Cove Road North Precinct
- Residential Zone
- Northern Sub-Precinct
- Existing road in or along the Precinct
- Street
- Off-street shared path
- On-street cycle lane



(C) Crown Copyright Reserved  
 Tairāwhiti New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it belong exclusively to Tairāwhiti. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Tairāwhiti New Zealand accepts no responsibility for any error, omission or inaccuracy in the information.  
 Generated from 10 March 2021.

**KAIPARA DISTRICT PLAN**  
**Cove Road North Precinct Plan**





(C) Crown Copyright Reserved

Tairāwhiti New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database have and the data in it being provided to Tairāwhiti. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Tairāwhiti New Zealand accepts no responsibility for any error, omission or misstatement in the information. Call date from 10 March 2021.

**KAIPARA DISTRICT PLAN**

**Appendix E - Mangawhai Hills Development Area**

