

Proposed Private Plan Change 85 - Mangawhai East (PPC85)

Evidence for Submitters number 62, Pamela and Allen Collinge

Further evidence on our submission to be considered. We are attaching photos and plans to further explain our points.

We live at Lot 2 DP 177202, between Black Swamp Road and the salt water wetland area so will be directly affected by the proposed change of zone application and development.



62.14: Ecology. Esplanades and Reserves

The current plan changes and development proposed will include high density housing along the stream border, on the opposite side of the stream to us, and a boardwalk on both sides. Both of these ideas will totally destroy the mangrove habitat, particularly for the banded rail. Flooding and sediment may also be an issue.

Evidence: Banded Rail and other birds.

We have been involved with the Black Swamp predator zone trapping programme, organised by Alex Flavell-Johnston for several years. This was set up to protect the Mangawhai sandspit area, where the fairy terns are nesting.

Since then we have noted a big increase in the very varied bird life in our garden, including several, and becoming more frequent, sightings this year of banded rail and North Island weka. They appear early in the morning usually, from the tall grass area that borders the mangrove stream.



Birds also seen and recorded include kingfishers, kereru, pukekos, wax eyes, goldfinches, blackbirds, thrush, yellowhammers, pheasants, Californian quail, shag, spoonbills, herons and many more that visit the property.

62.9 /62.19 Building Standards

If the change of zone is permitted we consider the option of some of the sections within the proposed development being a minimum of 350 sq m. is too small, particularly with the possibility of townhouses, and is not consistent with the rural nature of the area.

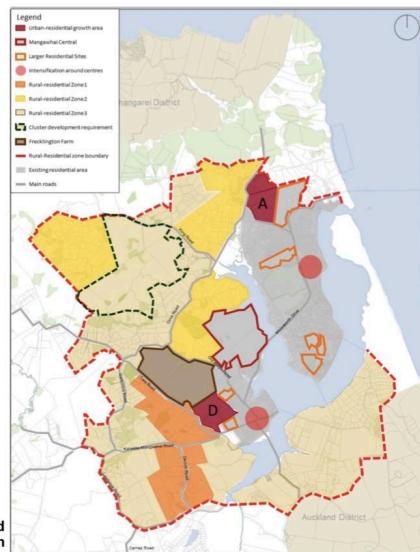
Evidence: According to the Mangawhai Spatial Plan there is room for growth within the current Urban residential area for additional 4,643 dwellings, or 10,975 people. This is a projected population increase to 2043. This includes the current rural residential area we live in which has a minimum sections of 2.0 - 4.0 hectares.

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		Dwellings	Population
Urban-Residential	Zoned but not built (min. 600m ²)	1,643	3,943
	Infill (min. 600m ²)	493	1,183
	Mangawhai Central	1,000	2,400
	Minor dwellings	180	287
	Intensification around centres (min. 400m ²)	30	49
	More density larger Res. Sites (min. 400m ²)	538	1,291
	Growth pockets (min. 600m ²)	302	725
	SUBTOTAL	4,186	9,878
Rural-Residential	Rural-residential Zone 1 (min. 0.4 - 0.8ha)	149	358
	Rural-residential Zone 2 (min. 0.8 - 2.0ha)	48	115
	Rural-residential Zone 3 (min. 2.0 - 4.0ha)	181	434
	Frecklington Farm	79	190
	SUBTOTAL	457	1,097
TOTAL		4,643	10,975

ABOVE FIG. 3-4-6: Breakdown of the potential dwelling and population capacity of the preferred growth option

Based on provisional calculations and a number of assumptions, the preferred option could accommodate approximately an additional 4,643 dwellings or 10,975 people. A breakdown of this is shown in the above table, Figure 3-4-6.



RIGHT FIG. 3-4-7: Preferred growth option

This slightly exceeds the projected population increase to 2043. Additionally, the following should be noted:

- The final dwelling capacity of Mangawhai Central is acknowledged to be subject to change and will be determined by decisions of the KDC.
- It should also be noted that additional capacity, albeit at low levels, would be available in the Rural zone and the existing unoccupied holiday homes that could be used for permanent residential activity.

In summary, the preferred growth option demonstrates that the proposed Spatial Plan has the ability to accommodate the projected permanent population growth, while protecting the rural landscape and production areas and the lifestyle that the Mangawhai community values.

So where is the necessity and rationality for the zoning change for the Mangawhai East development to accommodate numerous high density dwellings when other large areas such as Mangawhai Central, and Mangawhai Hills, PPC 84 will be developed?

62.15 Stormwater.

Stormwater and runoff if this development progresses could cause major flooding in the low lying areas. Rainwater is currently much more easily absorbed into the undeveloped fields instead of around housing and tar sealed roads.

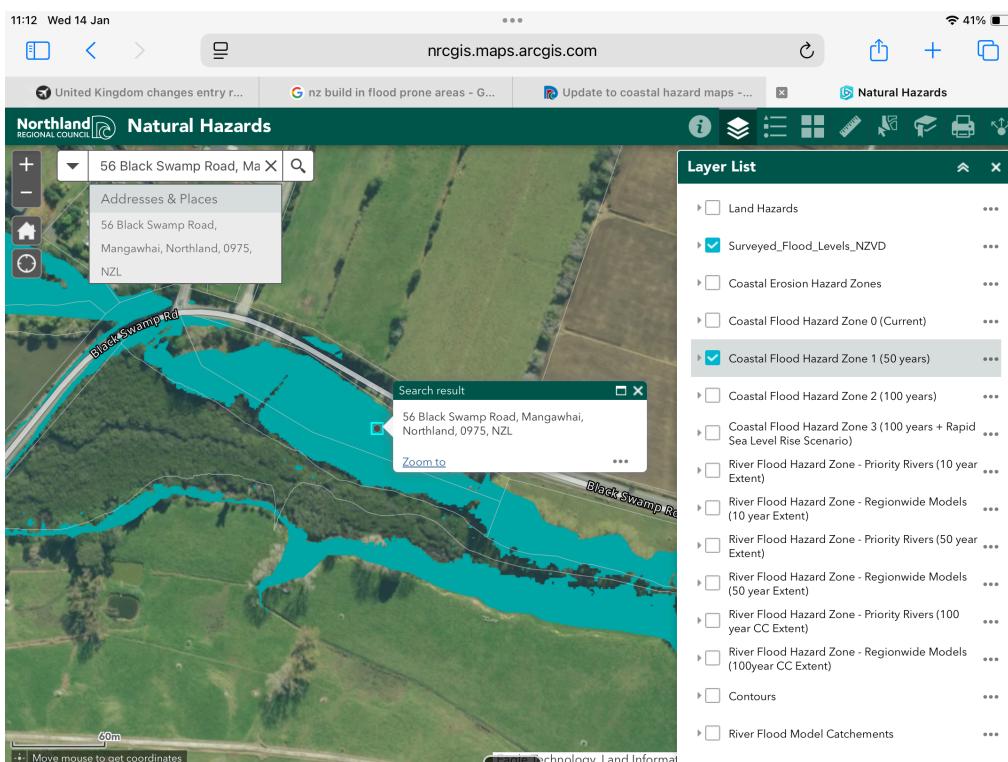
Evidence: Witness flooding photos on our property of the 2023 cyclones, in spite of the natural drainage absorption. This flooding will not improve if the housing intensity of the development goes ahead, and will affect the low lying intensive housing areas.

Cyclones are becoming more frequent with the current climate change trends. The low lying areas on both sides of the stream currently flood approximately twice a year with the combination of the equinox high tides, full moon, heavy rain and northeasterly winds. (See photos)

The low lying areas in the development are included in the 50 year projected flood areas.



Flooding after the 2023 cyclone.



62.1 Earthworks

In order to build on this low lying land for the high density housing area the planners will have to complete major earthworks to raise the level of the land to avoid flooding, and to provide a suitable base for building. (See Geology report recommendations)

4.2 Earthworks Considerations

It is understood that any development would need to undertake bulk earthworks for the site and construct civil infrastructure (services and roading) to facilitate building at the site.

The upper Late Pleistocene River deposits soft organic sandy SILT & Fibrous PEAT (Riv1) is an organic rich material comprising of very low strength and prone to high settlements. The soft nature of this material means it is not a suitable building platform material or infrastructure such as roads/footpaths.

It is recommended that the soft organic sandy SILT & Fibrous PEAT (Riv1) layer is undercut and replaced over all development platforms and proposed infrastructure zones. This ground improvement will mitigate the major geotechnical risks to the project. The soft organic sandy SILT & Fibrous PEAT (Riv1) layer is typically 200 mm to 1200 mm thick, with a typical thickness of 500 mm. This layer should be excavated and replaced with imported compacted engineered fill.

4.2.1 Reusability of Site Won Material

Potential use for the material excavated from site are detailed in Table 4-1.

Table 4-1: Summary of reusability of site won fill materials

Geological unit	Extent of material on site	Potential re-uses for fill
Topsoil	Approximately 200 to 400 mm thick across the site.	Landscaping fill
Late Pleistocene River deposits Organic sandy SILT / Fibrous PEAT (Riv1)	Directly underlying topsoil from approximately 200 to 1200mm thick.	Landscaping fill



The proposed major earthworks will have major effects on the run off into the stream and estuary, with estuary silting and destruction of the wildlife habitat. The noise pollution alone during the construction alone will adversely affect the bird life.

62.14 Esplanade and Reserves.

Further to our flooding concerns, we consider that the construction of the boardwalk between our property and the estuary stream will become a flooding hazard, acting as a dam. We currently experience a great deal of water runoff from Black Swamp Road across our garden after rain, as the water drains into the stream and subsequently the estuary. This water currently drains away reasonably easily which it would not do if a boardwalk was in place. A natural path would be the better option.



Twice a year flood at high tide.

62.14 Esplanades and Reserves. Boardwalk.

We suggest the increase of time frame for pest and weed control by the developer from 6 months to five years. After this the council would take over.

We have our doubts about the effectiveness of this plan:

Evidence:

1 We have recently been in contact with the council and Northern Regional council regarding weed spraying along Black Swamp Road, as there is a major problem with the noxious weed Moth Plant. The extract from the Kaipara council letter attached which we received regarding current weed control is not adequate if the moth plant and other weeds continue to grow. We consider it would also not be enough for weed control along the proposed boardwalk.

Kaipara Council, dated 10th December 2025:

However, our focus is on areas that impact road safety or operations, for example, overhanging branches, visibility issues, or vegetation affecting the road surface.

Our contractor carries out scheduled vegetation spraying along sealed and unsealed roads as part of the current contract. This includes routine spraying of road edges and some drainage channels to maintain safety and protect infrastructure. However, this is targeted work and it doesn't include full eradication or broadscale weed control across the entire road reserve.

Currently, KDC does not receive specific funding for general noxious weed control. NZTA's Work Category 121-Environmental Maintenance provides limited funding for vegetation control, but only for activities that protect the road network, such as clearing vegetation that obstructs signage, drainage, or visibility.

For context, Kaipara District Council manages around 1,570 kilometres of roads across the district, both sealed and unsealed. The adjoining road reserve areas represent thousands of hectares, so we have to prioritise vegetation control based on road safety and operational needs.

2 The land at the end of our section is technically reserve. We have never seen anyone from the Kaipara council or Northern Regional council check the state of the reserve or had any contact regarding it in the 28 years we have owned the land. We currently look after the reserve area. Would the same thing happen with weed control for the proposed boardwalk or footpath?



Photo taken 1997



Photo taken 2025

CONCLUSION

Our conclusion is that the current zoning should remain in place, to protect the ecology of the estuary and wetland areas. Even a much smaller development plan will still be extremely disruptive and damaging to the local environment.

Pamela and Allen Collinge, re Submission 62. Private Plan Change 85 - Mangawhai East (PPC85)

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