

Good morning Commissioners

My name is Peter Nicholas, I have owned a property in Mangawhai since 2012 . I am an executive committee member of Mangawhai Matters Society Inc, a local resident and ratepayer group with 300 plus paid-up members.

However, this evidence is from myself as an individual ratepayer, and not on behalf of MM.

I will take my evidence in chief as read.

You may be asking why I am here today as a layperson, amongst experts?

I'm here because there are some critical issues that I want to give perspective to. Perspectives that are history based and very relevant. My information should be read in context of the applicant's evidence.

1. Infrastructure, particularly sewerage capacity

The applicant says “there is significant headroom on wastewater capacity,”

I categorically disagree and, I base this on historical events regarding the wastewater system.

Back more than four years ago, when Plan Change 78 was being considered, it was very obvious that KDC had inadequate, if not very inaccurate, information about its future sewage capacity.

In fact, when the Plan Change went to the Environment Court, during mediation, the Environment Court mediator was quite critical of KDC's sewerage planning following evidence given by Mangawhai's sewerage expert Clive Boneham.

A lot of time and research has gone into sewer capacity planning and execution since then, and the organization today is a different beast with forecasts and capacity planning that is now exceptional. KDC's figures now must be trusted as the integrity of KDC and, its projections are research and fact-based.

As an aside, Bupa has just announced the purchase of 13 hectares at Mangawhai Central for as planned new retirement village and care home. One is already under construction. This now needs to be factored into sewage capacity forecasts.

I note the applicant hinted at a “judicial review” of Mangawhai’s wastewater capacity if it didn’t get approval. That will be a waste of time in my opinion; however, the applicant is fully entitled to this recourse.

2. Spatial Plan and District Plan

The applicant says the Spatial Plan for Mangawhai is outdated and like the draft District Plan “lacks vision.” “We need to move on from the Spatial Plan” it says.

Unlike most local authorities, these documents are “community-based” and without doubt got more community input than the majority of local authorities because the issues are on the doorstep of the ratepayers.

Some history. When KDC staff did a first cut of the draft District Plan several years ago, it called in some community members for consultation. This first cut contained future development in the Black Swamp Road area, but none of the other Plan Changes, other than the approved Mangawhai Central PC78, had been lodged.

This draft never saw the light of day as the Council members stopped it progressing. Over about 12 months, a major review was undertaken and the Black Swamp area removed.

Last year a new draft, council approved, was published, and hearings on the Draft District Plan are under the chairmanship of Mark Farnsworth, one of the country's most experienced Commissioners. The community has faith in the KDC leadership on the District Plan process.

3. NPC -UD- Tier 3 Authority.

Mangawhai has more than 30 years of future development land, probably as much as 50 years. The first major development, Mangawhai Central, has merely six houses under construction in the development, now with the addition of the planned rest home mentioned earlier.

No development has been undertaken in the Rise and the Hills as far as I am aware.

Housing prices are the major issue for the lack of house building. A house and land package at Mangawhai Central costs about \$1.250m. But there are many houses on sections in Mangawhai today that you can buy for around \$1 million.

KDC building resource consent figures show an ever -reducing number of building consents over the past five years. With building cost now averaging \$4,500 a sq metre and interest rates seemingly certain to be increasing, it's going to be a long time before the current empty-section capacity is utilised.

For comparison, Auckland currently has 6,000 housing units for sale, the highest number in the last 15 years.

4. Amenities.

(a) Mangawhai is busting at the seams when it comes to amenities. The existing, and only, boat ramp is at capacity in the summer, with boat trailers forced to park at least a kilometre away on peak days. There is little, or no chance that a future additional boat ramp will be built on the estuary, as most of the estuary has been designated a Marine Protection Area.

(b) It's impossible to park at the surf beach in the summer, with buses running daily to transport swimmers and walkers to the area.

If PC85 is enacted, it can only get worse. We can't allow that based on the current infrastructure which has clearly reached capacity and will likely exceed capacity, as the three new approved developments from rural to urban come on line in the next number of years.

5 . Urban Form

The applicant might be right when it says there is no magic in three nodes as opposed to four.

However, the applicant's knowledge of the fragility of retail in Mangawhai will not be expansive.

Facts are: While a summer population pushes up the numbers dramatically from the 7500 permanent residents, to sometimes near to 20,000, those visitors are not here all year.

Mangawhai retail dies in the winter, particularly May through October, with ever more retail competition opening up at Mangawhai Central. In the heads, there is a constant churn of food and retail outlets. Two food outlets today are shuttered with no tenants in sight. Having another retail node is not smart economically.

6. Ecology and Inundation.

The Harbour Restoration Society, a body charged with protecting the estuary from another breach, is working closely with NRC, KDC, DOC, and iwi over the very real threat of the risks to low-lying areas from coastal inundation. The advice they have had doesn't favour building structures like seawalls and groins which alter the natural character of the Estuary's edge.

7. If Not PC85?

The developer made an interesting comment yesterday when discussing what might happen if its Plan Change was not approved. A witness said:

- **The Loss of Land to ‘Ad Hoc Rural Development Would be a Tragedy’**

We, the people, have placed our faith and trust in KDC’s planning process and don’t think this will be the case.

Thank you for your time today.