

SUBMISSION IN RESPECT OF THE PROPOSED PLAN CHANGE 85 MANGAWHAI EAST

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

I would like to present my submission in person at a hearing.

If others make a similar submission, I will consider presenting a joint case with them in the hearing.

INTRODUCTION

One of the main reasons for previous plan changes in Mangawhai being approved is that they were in specific areas that were not preferred for future development in the Mangawhai Spatial Plan 2020. The area in PPC 85 was not a preferred future development area because:

- Its boundary is along the estuary with issues in respect of protecting fauna and flora.
- The risks because of the low-lying nature of the land especially with sea-level rise. That risk is onerous for existing properties in the flood plain but it would be foolish to approve a new development that is very likely to be at risk. It is burden that the Council and the ratepayers should not accept.

Amenity and ecology of the Mangawhai Estuary

I have no expertise in this area but I endorse the common sense comments of submitter Joel Cayford for Mangawhai Matters Incorporated in respect of these issues.

Flood risk

With climate change the floods around Mangawhai are increasing every year. Approving a development on land which is likely to flood in the future is quite simply a no-brainer.

Pressure on amenities and infrastructure of recent plan changes

Since the Spatial Plan was adopted in 2020 several plan changes have been accepted with a substantial increase in the number of residential lots being created. The full impact of the increased population resulting from Mangawhai Central, The Rise, and Mangawhai Hills (and smaller private subdivisions) will not be noticeable for several years, but it is patently clear that even at this early stage these developments are overwhelming the amenities and the infrastructure of Mangawhai.

The intrinsic appeal of “Magical Mangawhai” is being destroyed by this uncontrolled development, apparently driven by developers with large pockets seeking financial gain, but with little concern for the damage that they are doing to our very special township.

Wastewater infrastructure

The Spatial Plan considered that any further developments must be within the wastewater network limits. The wastewater issues over the years have cost Kaipara ratepayers dearly with the Council overstating the capacity of the scheme and undercharging development contributions for nearly 15 years. This resulted in 2022 in the scheme reaching capacity but with a stranded debt of around \$35 million.

The current capacity of the scheme is uncertain with holding tanks storing raw sewage to cope with the lack of capacity. There is also uncertainty about the disposal capacity of the Browns Road farm and the feasibility of the plan to discharge to the golf course.

Mangawhai is famous for its failed wastewater system. We do not want to do a reprise of that dismal performance.

I personally appealed the decision in PC 78 in respect of wastewater capacity that must be available for future developments. The Environment Court held that adequate wastewater capacity must either be physically available, or the required capacity must be planned and funded in a long term plan. Neither of those requirements have been met.

Notified District Plan

Mayor Jepson and his Councillors are very aware of these issues and have been proactive over the last few years in ensuring that the rampant development in Mangawhai must cease because of the overloading of amenities, the lack of infrastructure, and the slow destruction of the essence of what makes Mangawhai an enjoyable place to live in.

Unfortunately the Proposed District Plan has been delayed because of the uncertainty about the proposal to repeal the RMA and replace it with completely new provisions.

However, the intentions of the Council have been made clear that development of the sort experienced in the past would not be permitted. This private plan change application appears to be last-ditch effort to get approval for an unwanted and inappropriate development before the door is slammed shut.

KDC Section 32 Strategic Direction for the Proposed District Plan April 2025

This report details the pre-notification evaluation undertaken by Kaipara District Council (KDC) in relation to the Strategic Direction chapter of the Proposed Kaipara District Plan (PDP).

The contents of this report is highly relevant to the consideration of PPC 85.

3.2 Evaluation of Vision for Kaipara objectives:

30. The Kaipara District has grown quickly in the last five years, driven mainly by rural living subdivisions, and sustained growth in the Mangawhai urban area. Demand for further rural subdivision to create rural residential and rural lifestyle properties is occurring in areas potentially better suited for use by primary production activities. Business and industrial activities have also pushed out into the rural areas, which is likely to have occurred because of constraints arising from mixed uses within urban settlements. Non-productive development in rural areas results in land fragmentation, loss of highly productive land and reverse sensitivity issues.

Summary of Evaluation:

43. Overall, the proposed Vision for Kaipara objectives seek to achieve the sustainable management of growth, land use, and development in the Kaipara District to enable Kaipara's communities to provide for their social, economic, and cultural well-being and health and safety.

Under 4. EVALUATION OF PROVISIONS, the report considers two option. First at 82, the Status Quo: 'Roll over' the existing approach in the KDP.

The second option at 84:

This option would include clear strategic policies for the management of urban form and development across the Kaipara District that better reflect the key issues and urban development outcomes sought by Kaipara's communities.

And:

d. Limiting development in the Mangawhai-Hakaru Managed Growth Area to manage current and future infrastructure and servicing requirements

*g. Limit further development within the 'Mangawhai-Hakaru Managed Growth Area' to recognise that a number of plan changes have recently been approved in this area which will provide more than sufficient development capacity to meet demand. **This will ensure that infrastructure investment can focus on the existing urban area and any future growth is limited and can only be considered when there is suitable infrastructure.***

The preferred option is:

85. The preferred option to achieve the urban form and development objectives is Option 2 as it will provide a strategic policy framework for urban form and development in the Kaipara District that will:

g. Limit further development within the 'Mangawhai-Hakaru Managed Growth Area' to recognise that a number of plan changes have recently been approved in this area which will provide more than sufficient development capacity to meet demand⁴. This will ensure that infrastructure investment can focus on the existing urban area and any future growth is limited and can only be considered when there is suitable infrastructure.

4 For example, the PDP Development Capacity Assessment Report notes that "The place where growth is likely to result in the greatest pressure on capacity is in Mangawhai, where there are 1,170 additional dwellings projected to be required between now and 2034, and 2,550 by 2054, compared with RFC of around 5,000 new dwellings in both the medium- and long-term. The development capacity enabled within Estuary Estates, and by PPCs 83 and 84 will be sufficient to meet the next 30 years of residential demand growth (including competitiveness margin), and almost all dwelling growth including for holiday homes, even before other vacant lots (such as the Metlifecare site and the large block next to the PPC83 area) are accounted for". Refer pg.4

Tier 3 obligations

Tier 3 obligations on local authorities to meet development capacity for housing stretching well into the future cannot apply to townships such as Mangawhai. It is bordered by the sea on one side and simply does not have the space, the amenities, or the infrastructure to cope with such development. Development for the sake of development should not be forced on rural communities against their will and against the capacity of the community to cope with a greater population.

According to the Council's section 32 report, Mangawhai already has enough residential lots in the pipeline for the next 30 years. It is simply not feasible or appropriate to make any plans for development beyond that time period.

In any case, the three private plan changes approved on the last few years will push the limits of Mangawhai beyond capacity once they are fully underway. Any more development beyond that will completely overwhelm Mangawhai physically and financially.

Commercial hubs

Mangawhai already has a massive commercial hub being developed at Mangawhai Central. It also has two smaller hubs in Mangawhai Heads and Mangawhai Village. A further commercial hub is not necessary, and will not be viable commercially.

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Clive Boonham