

Mangawhai Matters Society Incorporated

Chairmans Report 2024/25

This year has been a year where the team has done most of their work in the background out of the public eye.

Plan Changes

At the beginning of the year Plan Change 83 (The Rise) and Plan Change 84 (The Hills) were taking most of our time.

Both developers approached Mangawhai Matters to understand our requirements for an acceptable development. Both eventually agreed to our requirements all be it after the commissioners' hearings. Our requirements were mainly based around stormwater and sedimentation. They have been ratified by the environment court and now appear in the draft District Plan.

PC 85 Mangawhai East

This is the Black Swamp Road proposed plan change. Up until now Mangawhai Matters has focused on fighting for quality developments. However, we believe this development is completely unnecessary as we have three major plan changes approved that have yet to come on the market. Also, a satellite suburb along with a fourth commercial/retail centre over the estuary is completely out of character.

The long-term plan does not include this in the wastewater plan.

The KDC draft Long Term Plan excludes this area from urban development.

Therefore, the team will be committed to fighting this plan change over the coming year.

District Plan

MM made submissions on the District Plan. Our view is that in general the district plan is very good. The only issue we have is that storm water and sediment control is not addressed and we made our submissions on those two subjects as part of our ongoing charter to protect our Estuary.

The government's announcement to councils to not continue with their district plans has thrown a spanner in the works as no one understands what is going to happen or how a council can operate effectively without a plan.

Development Contributions

Mangawhai Matters have been pushing since our inception for the KDC to increase the development contributions. For the last 10 years or so they have remained at \$23,000 which is completely inadequate and the one reason why the KDC has been unable to pay off the wastewater debt.

Recently the KDC approved raising the development contributions to \$67,000 which is a more realistic number and allows any infrastructure costs related to a development (wastewater, roads etc.) to be paid off in 5 years.

Rates

The MM team continue to push for a shift from land based to a capital value rating system. This is a reasonably controversial issue. However, our analysis shows it to be a much fairer and equitable system. The council staff produced some examples of this in the Focus during the year and their calculations were so wrong it showed either a complete lack of understanding or a deliberate misrepresentation.

80% of NZ's councils operate a capital value system.

We will discuss this in more detail as one of the presentations.

Sustainable Mangawhai Project

This project has been ongoing since 2023 and aims to assess the physical risks to the harbour and the distal spit and the consequences for the environment and community of any damage to them.

Also it gives the community a sound peer reviewed scientific data base to ensure that any decisions regarding the harbour and its surrounding environment are based on proven fact.

The reports include:

Stage One Summary Report

Considers the implications of a more volatile climate and sea level change on the spit and harbour. Compiled by Dr. Terry Hume

Coastal Physical processes and management

Identifies the treats faced by the harbour and spit and how to respond to them. Compiled by Dr terry Hume

Recreation in Mangawhai

A survey taken in summer and autumn on why visitors come to Mangawhai

The Benefits of Visiting Mangawhai

Looks at what is costs people to visit and stay in Mangawhai.

Managing our Harbour

Identifies what agencies are responsible for manging the harbour and spit and their annual spend to do so.

Topographical mapping of the spit

Mangawhai Matters commissioned a team of coastal mapping experts from the Auckland University to prepare a detailed map of the spit and it topography. This was done by Lidar satellite and drones. It was compared to a 2018 study to identify changes.

Mangawhai Catchment contamination and sediment loading.

MM commissioned a team from NIWA to estimate the current and future nutrient and sediment loadings in the estuary.

Coastal Inundation Study

This report utilizes an interactive tool developed for MM by Tonkins and Taylor to assess the impact of coastal inundation under different scenarios. The report authored by Dr Phil McDermott and Dr Terry Hume describes the potential risks as a result of climate change and severe storms.

The full reports are available on our website – mangawhaimatters.com

What's next for Mangawhai Matters

District Plan hearings are the immediate issue

PC 85 Black Swamp Rd

The Hearing for this development are coming up shortly and I imagine it will not stop at the Environment Court mediated stage where the last three plan changes were finalised.

As we are opposed to the development there is nothing to mediate and the developer will take the decision to the courts.

Summary

Thank you to all our loyal supporters, it is an old clique but true. We would not have been able to do all this work without your moral and monetary support. Your feedback has given us the energy to keep fighting and your memberships and donations has enabled us to find the best possible outcomes for Mangawhai.

Lastly and very importantly I would like to thank the committee for their work their work through the year. We have amazing people on the committee, some who are leading figures in their fields in NZ and boy do they put in the mahi, just for the satisfaction of doing a great job for the community.

A special thanks goes out to Wendy Leach who picked up our website, updated it, manages it and showed the boys how it should be done.

