

MANGAWHAI SPATIAL PLAN

Public Presentation



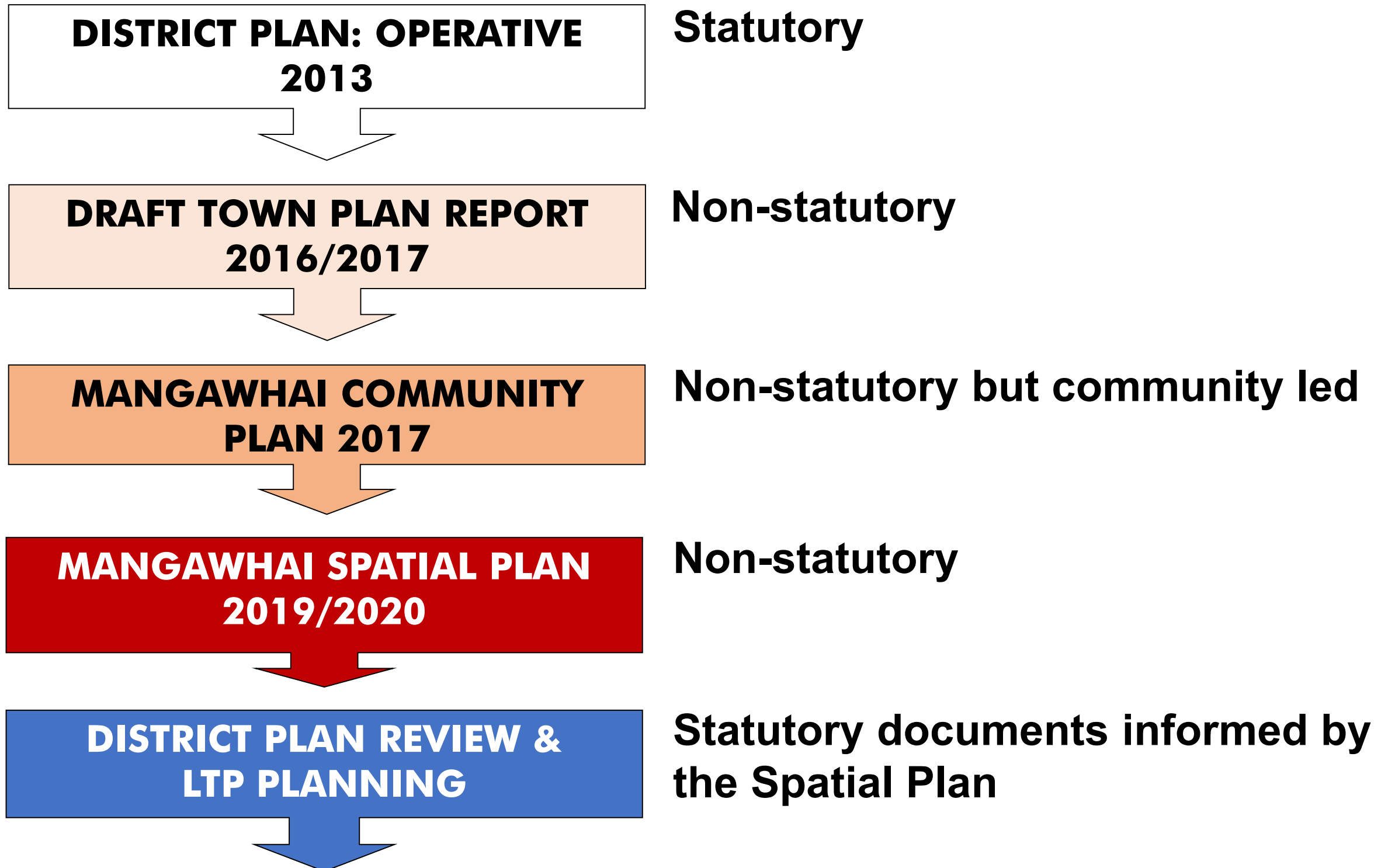
Kaipara District Council
Campbell Brown Planning
Urbanismplus
Commute
9 December 2019

Introduction

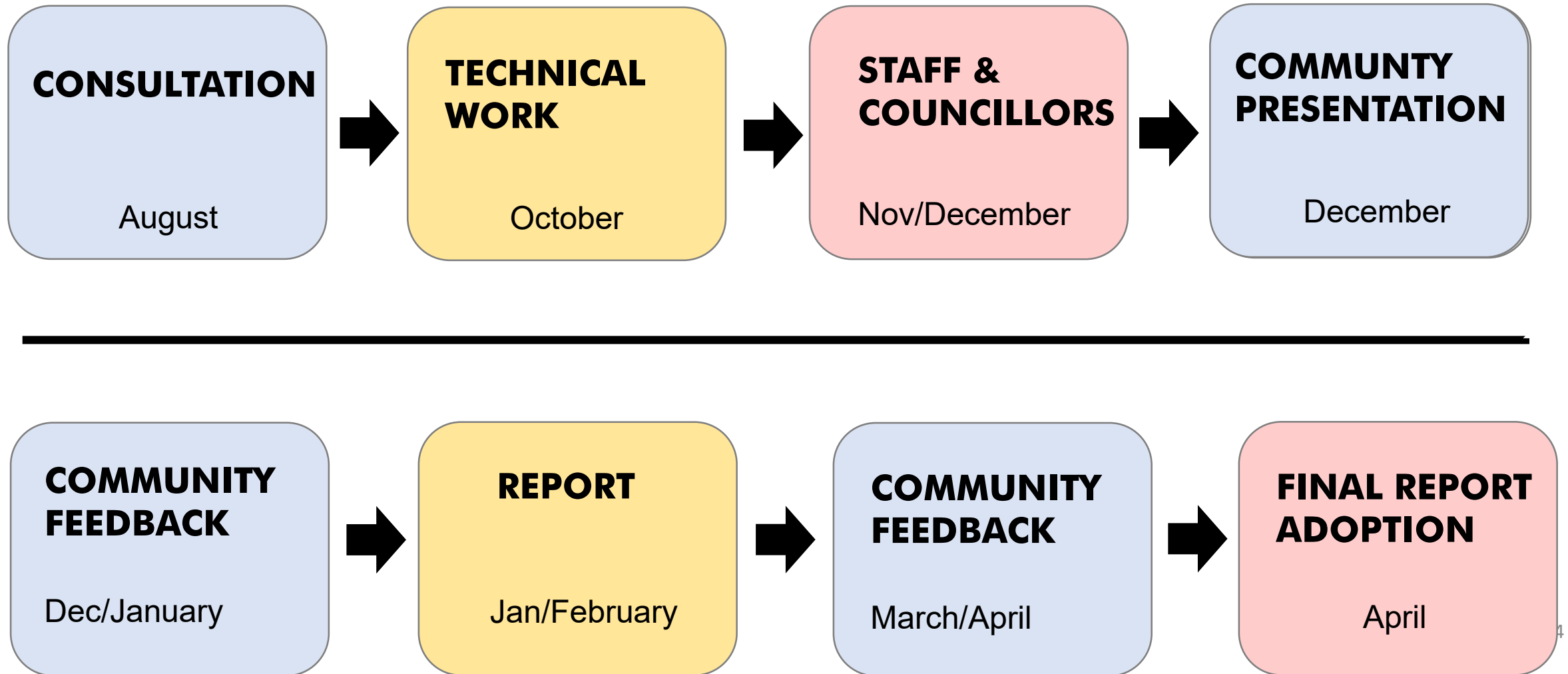
This document contains the slides presented at Mangawhai Domain on 9 December 2019. The presentation was introduced by Paul Waanders of Kaipara District Council and delivered by Kobus Mentz of Urbanismplus and Michael Campbell of Campbell Brown Planning.

A small insertion regarding the Mangawhai market has been made on P41.

Planning Context



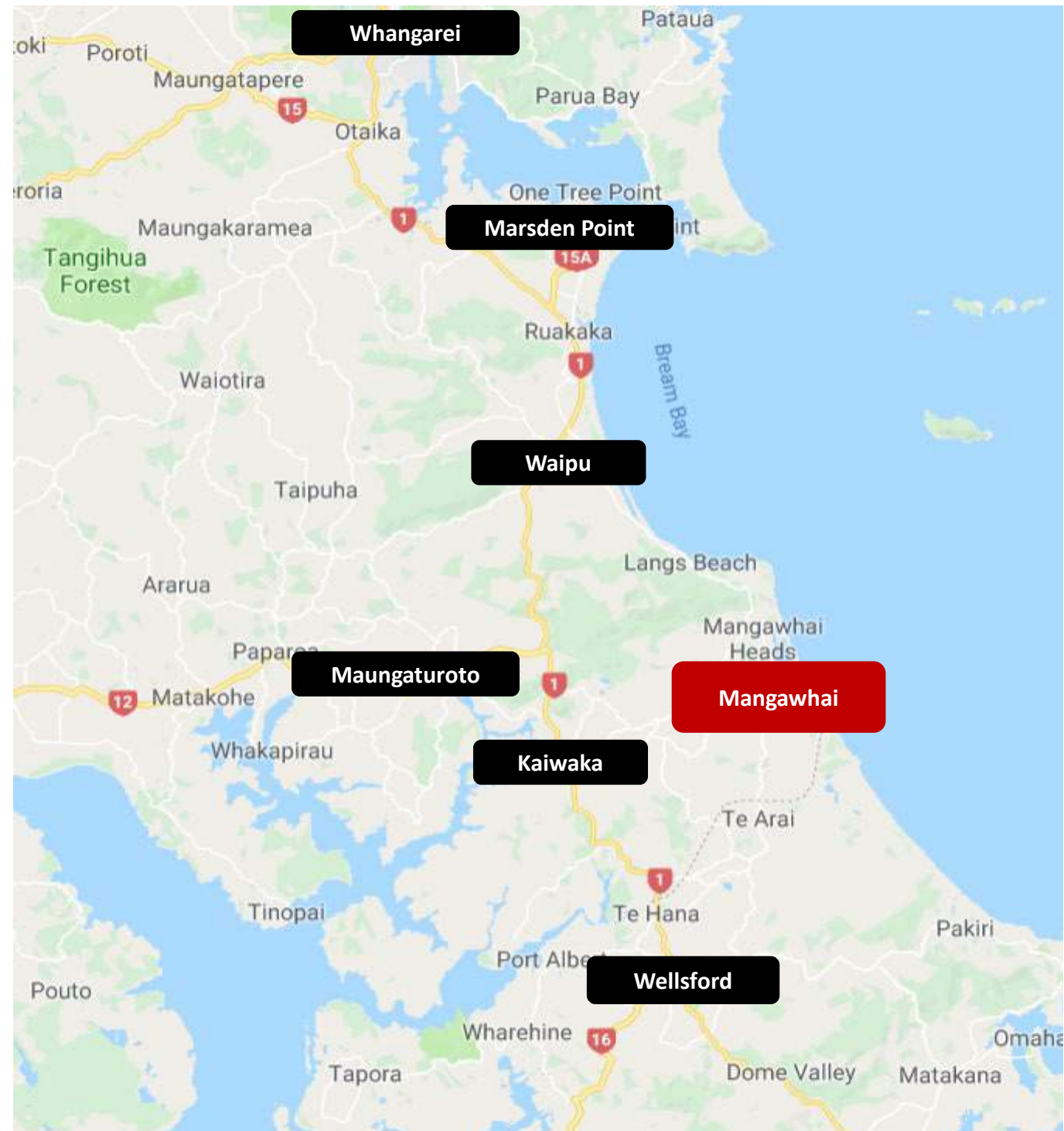
Where are we now



The Existing Situation

Regional Context

- More a rural coastal town than a rural service centre.
- High population growth over the past 5-10 years.
- High proportion of holiday homes but increasing permanent residents.
- SH 1 extension will increase accessibility to Auckland.



The Existing Situation

Local Context

ENVIRONMENT & THREE WATERS

- Limited ecological information
- Mainly on rain tank water.
- Limited info on stormwater catchments.
- Wastewater system for additional 1,000 properties
- Limits to the network.

GROWTH & RESIDENTIAL

- Current population of **5,031**.
- Growth to **15,222** by 2043.
- More non-complying residential development with lots of 6-700m².
- Significant rural lifestyle subdivision beyond Mangawhai.

COMMUNITY, CULTURE & JOBS



















- Low visibility/awareness of Māori and settlers history and culture.
- Limited fit-for-purpose community facilities.
- Lack of Business zoned land.
- Rules for Commercial activities in residential zones lack clarity.

TRANSPORT

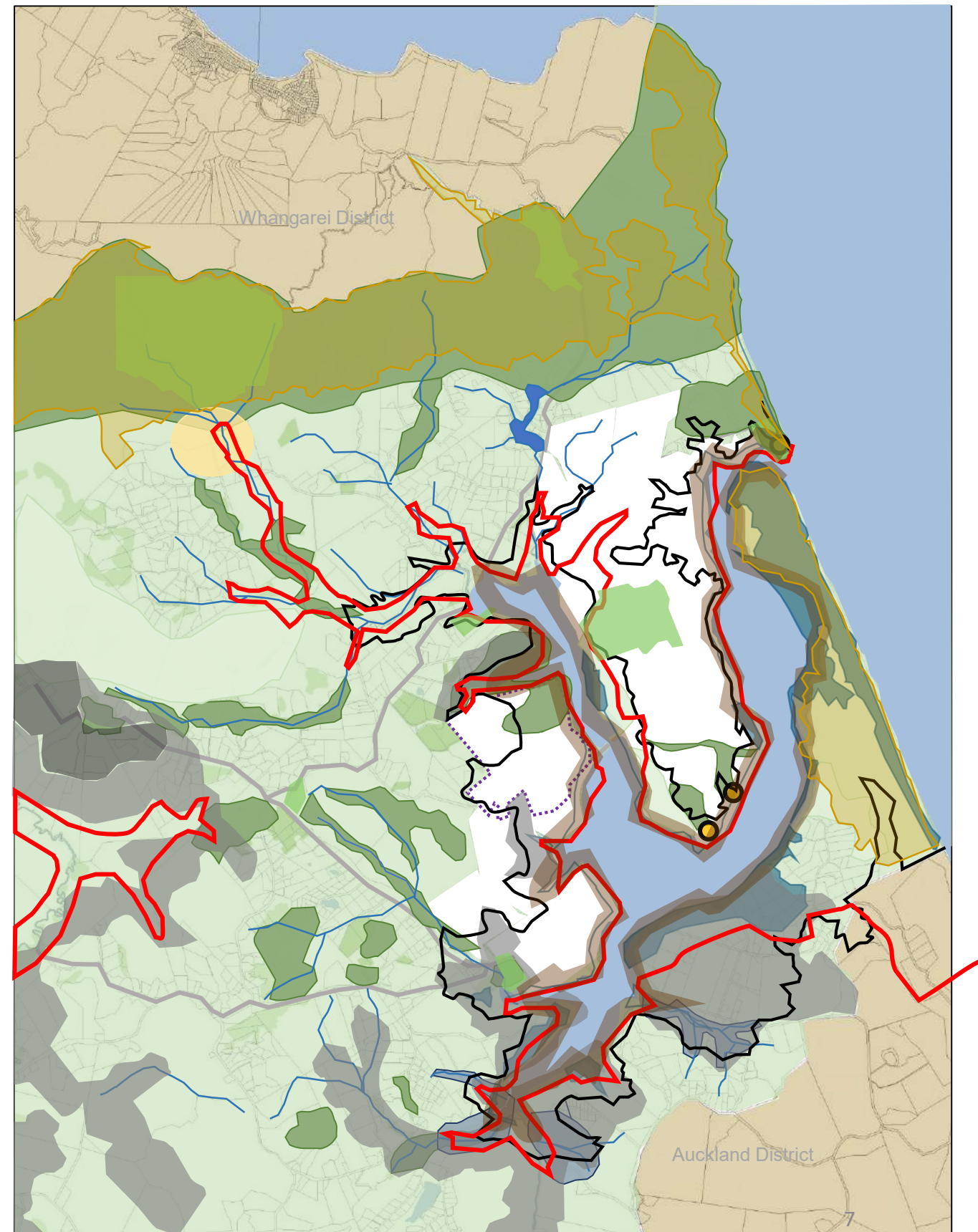
- Lack of public transport.
- Lack of cycle and pedestrian network.
- Several intersections are congestion

Constraints

Legend

-  Outstanding Natural Landscapes
-  Coastal flooding
-  Geohazards
-  NZLRI Land Use Capability High Class Soils Type 2
-  NZLRI Land Use Capability High Class Soils Type 3
-  Ecologically valuable areas
-  Areas with coastal and riparian values
-  Rivers and streams
-  Areas with significance to Māori
-  Pa sites
-  Existing urban areas or proposed to be urbanised
-  Mangawhai Central
-  Existing rural or rural lifestyle areas
-  Public or other open space
-  Main roads
-  Potential rural-residential zone boundary
-  Areas outside the Kaipara District
-  Sea and estuary

- Landscape character yet to be determined
- Tsunami risk to be clarified



The Mangawhai Community Plan Vision

Mangawhai will grow well. While we grow, we shall care for nature, encourage a slow pace and active lifestyle, and retain the coastal character and history.

Strategic Response

1	nature	protect and enhance biodiversity links, waterways, and the coastal area.
2	iwi and heritage	celebrate Māori culture and make local history visible.
3	three waters	provide efficient, clean infrastructure that will serve the community well into the future.
4	living	direct growth outcomes which support community needs and housing choices.
5	community	strengthen, enable and connect the local community through facilities and programmes.
6	employment	support the local economy, and attract more visitors, entrepreneurs, and employment uses.
7	transport	improve safe walking and cycling options, and manage vehicular traffic.

The Opportunity



Natural Environment

protect and enhance
biodiversity links,
waterways, and the
coastal area



Biodiversity

Waterways

Coastal character

Natural Environment

Existing Situation



- There is a lack of scientific information about the state of the environment.
- There are few vegetated open spaces and linkages within the existing urban areas, other than by the Golf Course.

Natural Environment

Existing Situation

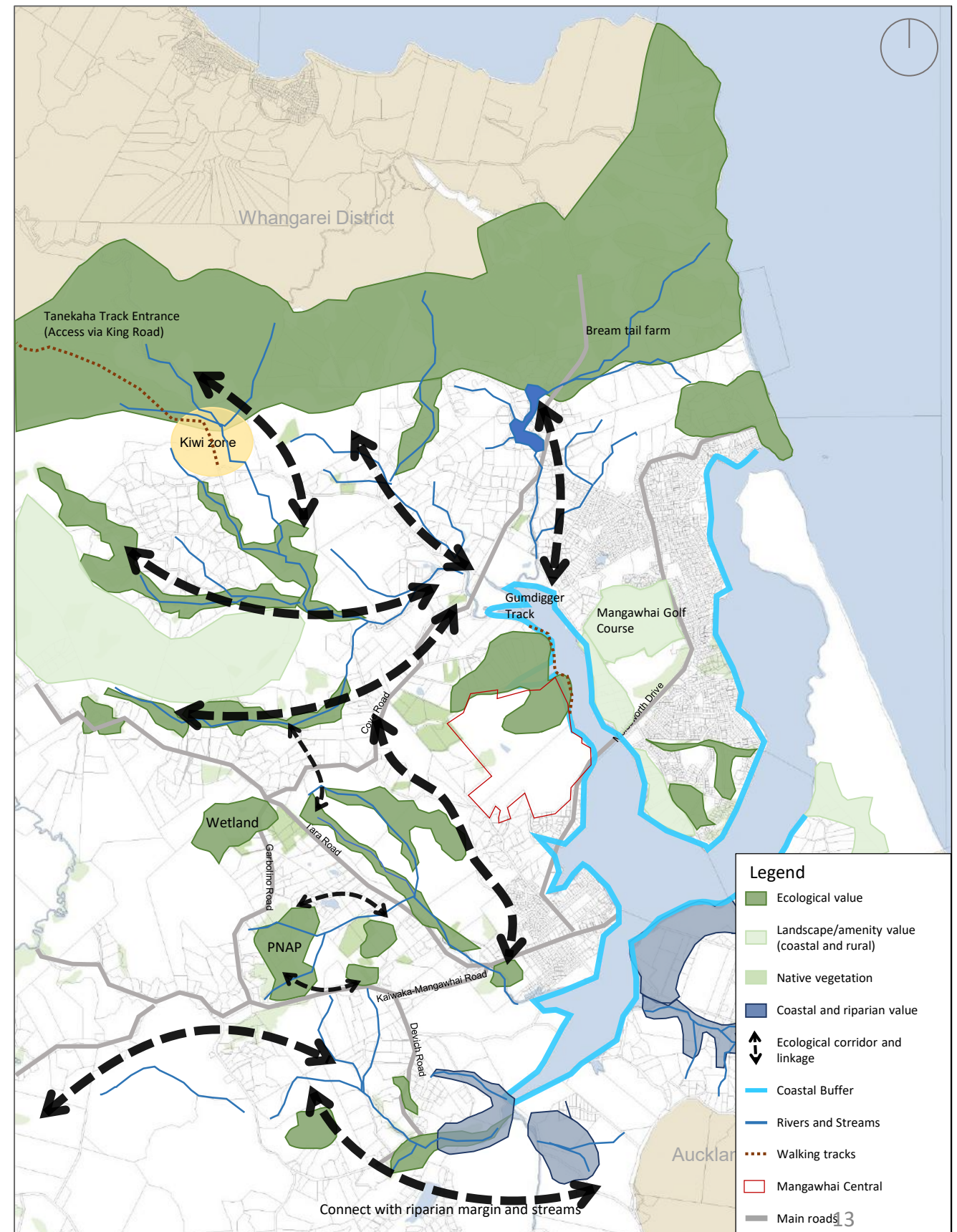


- Mangrove management is contentious.
- The Regional Policy regarding coastal environment is currently under review.



Natural Environment Recommendations

- Produce **Catchment Management Plans** that:
 - Identify ecological conditions.
 - Promote urban land care.
 - Establish ecological corridors.



Natural Environment Recommendations

- More walkways along streams and reserves.



- Consider economic opportunities from innovation around conservation.

Iwi and cultural

**celebrate Māori culture
and make local history
visible**

Iwi narrative

Archaeological sites

History and heritage

Iwi and cultural

Mangawhai Community Plan

- Protect archaeological sites of significance to Māori, particularly around the coastline and along ridgelines.
- Provide interpretation of these sites.

Spatial Plan Consultation

- Create awareness of Te Uri O Hau history in Mangawhai.
- Te Uri O Hau – Kaitiakitanga is an overarching kaupapa with the effects on the harbour and wider environment central i.e. water quality and habitat protection/ enhancement.
- Kohanga Reo and Kura Kaupapa Māori to be part of education campus
- Archaeological sites and extent of place – map, provide stories, interpretation to inform public.
- Retail development provided to fit within the character of the area through the way it is designed.
- Ecological maps need to be updated.
- Create cultural heritage trails that promote Te Uri O Hau's traditional, spiritual, historical and cultural heritage and values throughout Mangawhai.

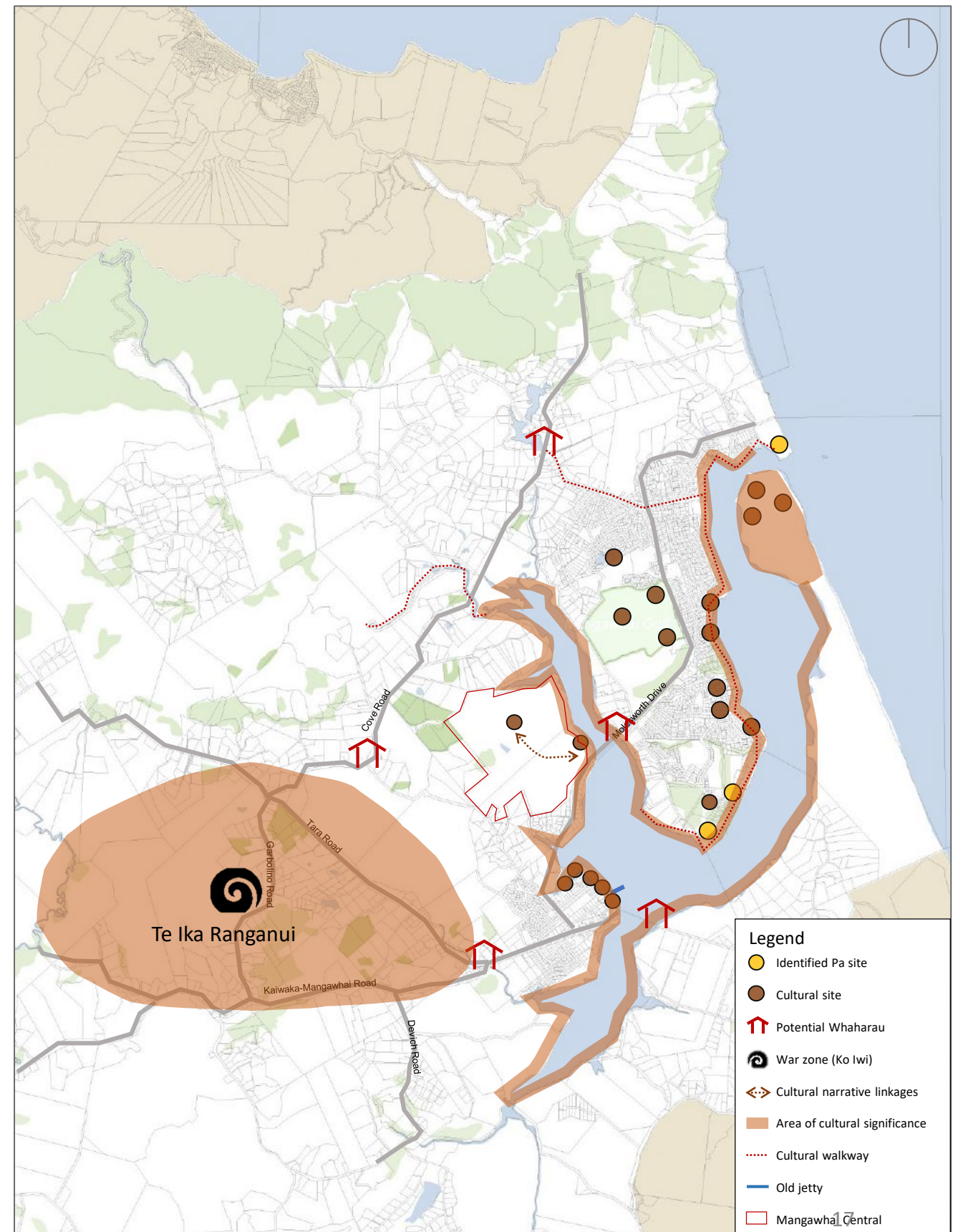
Iwi and cultural Recommendations

- Work with Te Uri O Hau to tell their story and interpret their sites.



Carving of sting ray which is a symbol for Mangawhai

- Identify and protect all archaeological sites in the Mangawhai Area.
- Provide context to the history and approach to future development around identified sites.



Iwi and cultural Recommendations

- Tell story of the 1800's settlers and the history of shipping, farming, logging and the Kauri gum industries.



Three Waters

provide efficient, clean
infrastructure that will
serve the community
well into the future

Waste water

Storm water

Water supply

Three waters

Existing situation

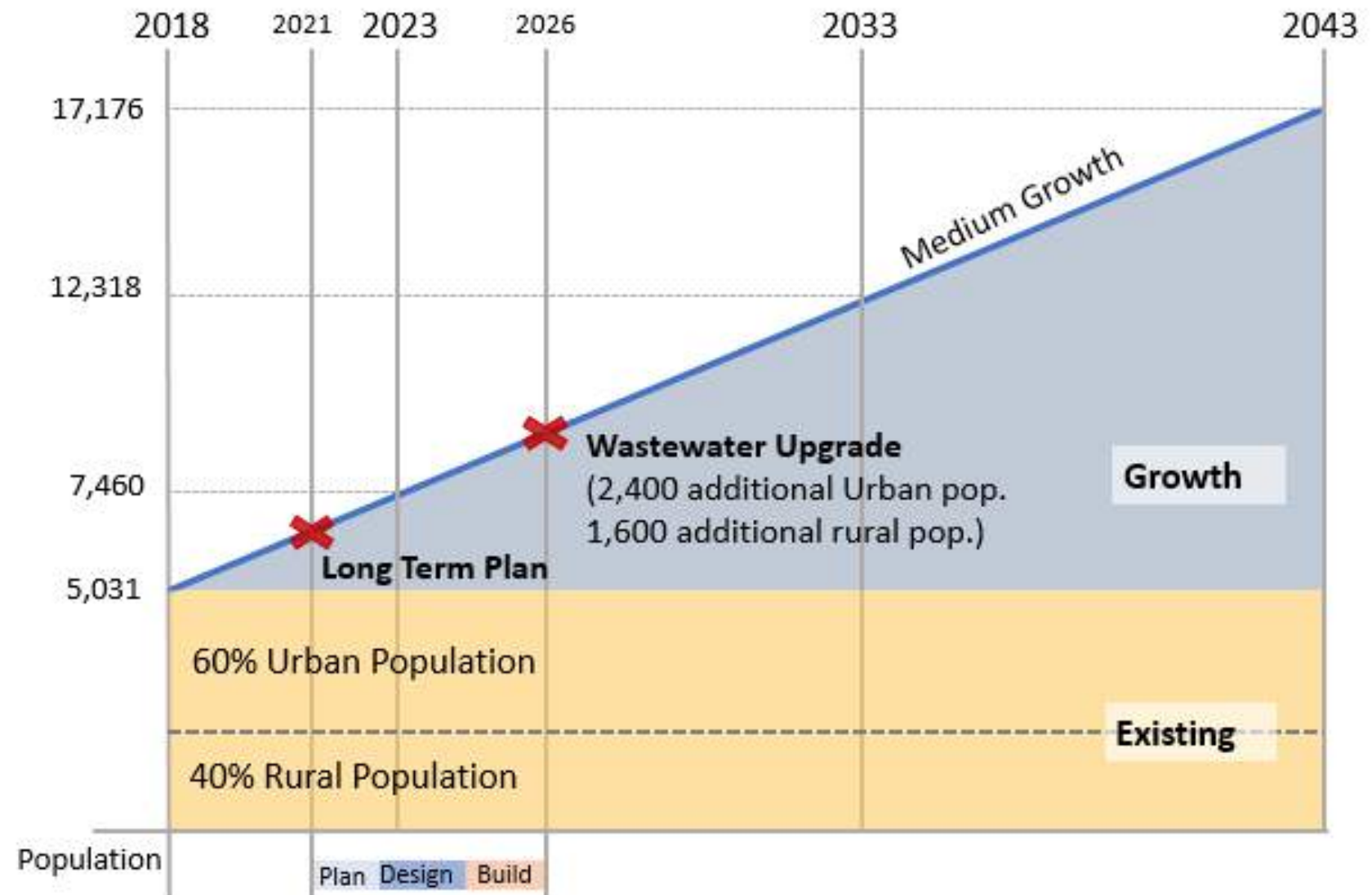
- A 10-20 year upgrade for additional 7-10,000 population is under investigation
- Wastewater capacity for 1,000 more properties (6-7 years).
- The current zoning already provides for more than 1,000 properties
- There is a shortfall even without the provision of additional growth land.
- Water supply is limited and mainly via rain tanks.



Wastewater Recommendations

Progress waste water strategy, including considering options for:

- Disposal.
- Alternative funding.
- Re-use of treated waste water (irrigation of parks, firefighting etc.)
- Latest technological advances.



Stormwater Recommendations

Develop a stormwater **Catchment Management Plan** (CMP) and engineering standards, consider:

- Groundwater conditions and capacity of land to accommodate additional development.
- Rules to ensure future development increases riparian planting and protection of waterways and the coastal edge.
- The use of wetlands for the collection and management of stormwater, consider Mangawhai Community Park, the Golf Course.
- Fewer stormwater outflows into the estuary to the east of Wood Street.
- Rules to manage overland flow paths and flooding.
- Low Impact Design (LID) Stormwater management to achieve hydrological neutrality.



Pond used for stormwater collection in Mangawhai



Pond used for stormwater collection in Mangawhai

Water supply Recommendation

- Undertake an ongoing review of ground water conditions as population and household numbers increase in Mangawhai.



Examples of water tanks

Living Environment

direct growth
outcomes which
support community
needs and housing
choices



Population projections

Urban-residential growth

Rural-residential growth

Living Environment

Existing situation

- Current population of **5,031** (2018).
 - Population increased by **60%** between 2013 and 2018.
 - Medium growth projection of **15,222** people by 2043
 - An increase of **10,191** people.
-
- Urban subdivision and new dwellings is increasing.
 - More non-complying consents often for lots down to 6-700m².
 - Existing wastewater network limits residential zone expansion.
-
- Significant lifestyle subdivision along Tara Road, Garbolino Road, Cove Road and King Road.
 - Trend towards smaller rural lifestyle lots with two-thirds being 2ha or less.
 - Larger rural lifestyle lots being subdivided into smaller lots.

Living Environment Recommendations

- Encourage development of existing zoned land.
- Use existing zoned land more efficiently through intensification.
- Expand the Residential zone within the wastewater serviceable area and outside natural hazard areas.



- Create one or more Rural Residential zones.
- Strengthen the Rural zone for rural production activities and avoid small lot subdivision.

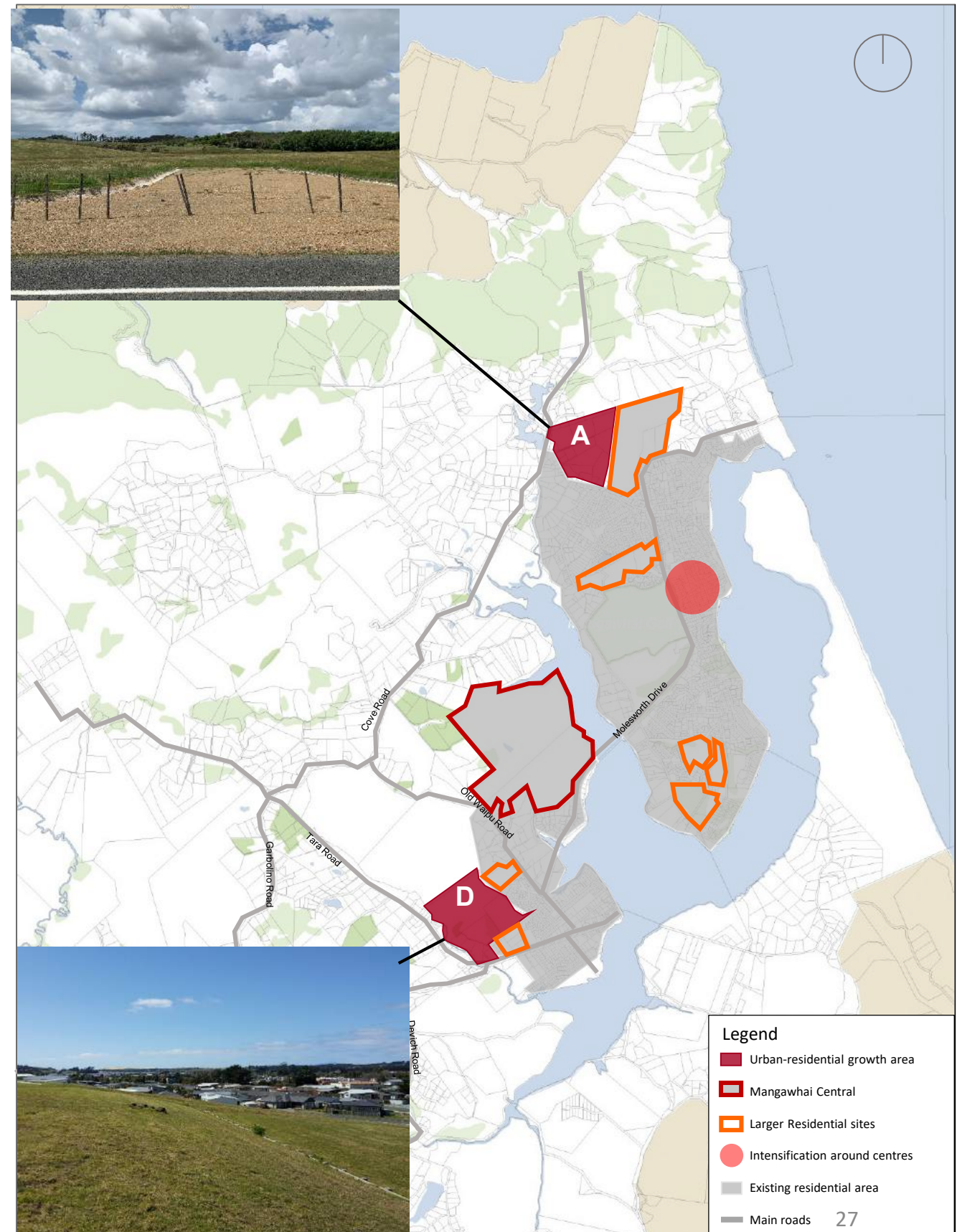
Residential growth

'Mend before you extend'

		Dwellings	Population
Urban-Residential	Zoned but not built	1,643	3,943
	Infill	493	1,183
	Mangawhai Central	500	1,200
	Minor dwellings	180	287
	Intensification around Wood St	30	49
	More density larger Res. sites	538	1,291
	Growth pockets	302	725
	SUBTOTAL	3,686	8,678

Supply up to 2035-39

1,513 people short of medium projection



Current situation

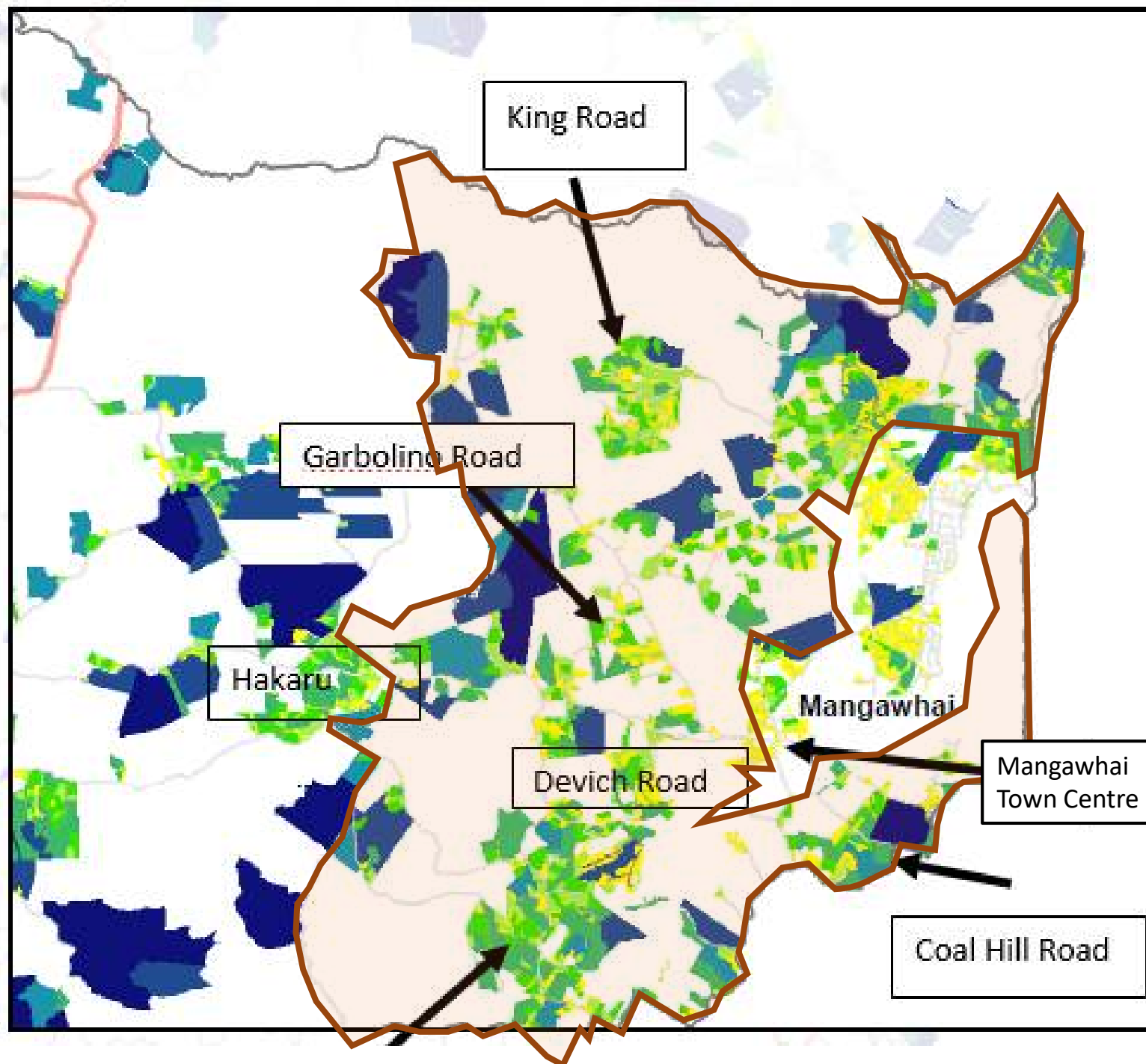
Rural-residential growth is widely distributed through the district



Current situation

Rural-residential growth is widely distributed through the district

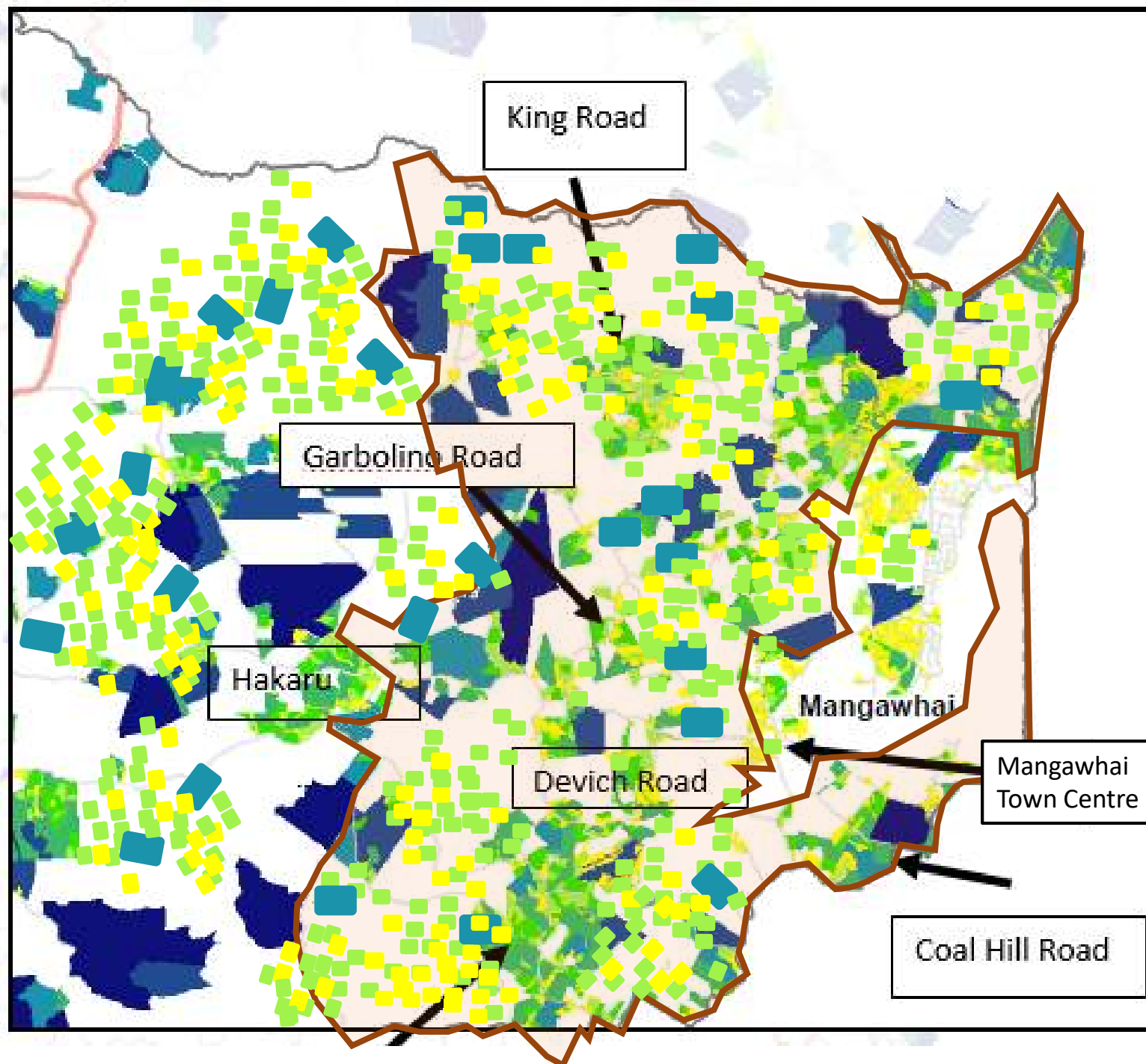
Mangawhai



Business as usual

If unchecked the landscape could be severely altered

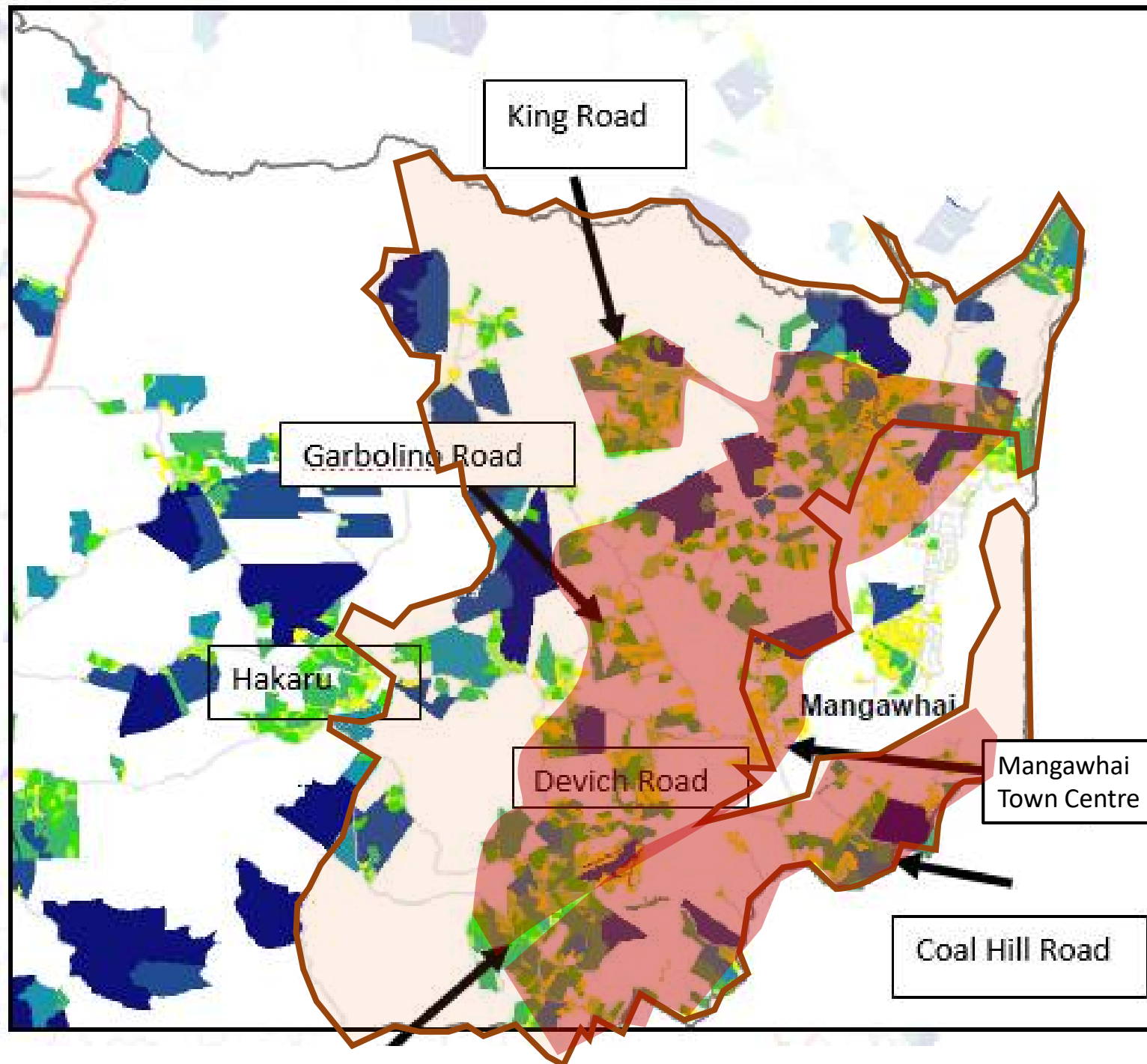
Mangawhai



The future

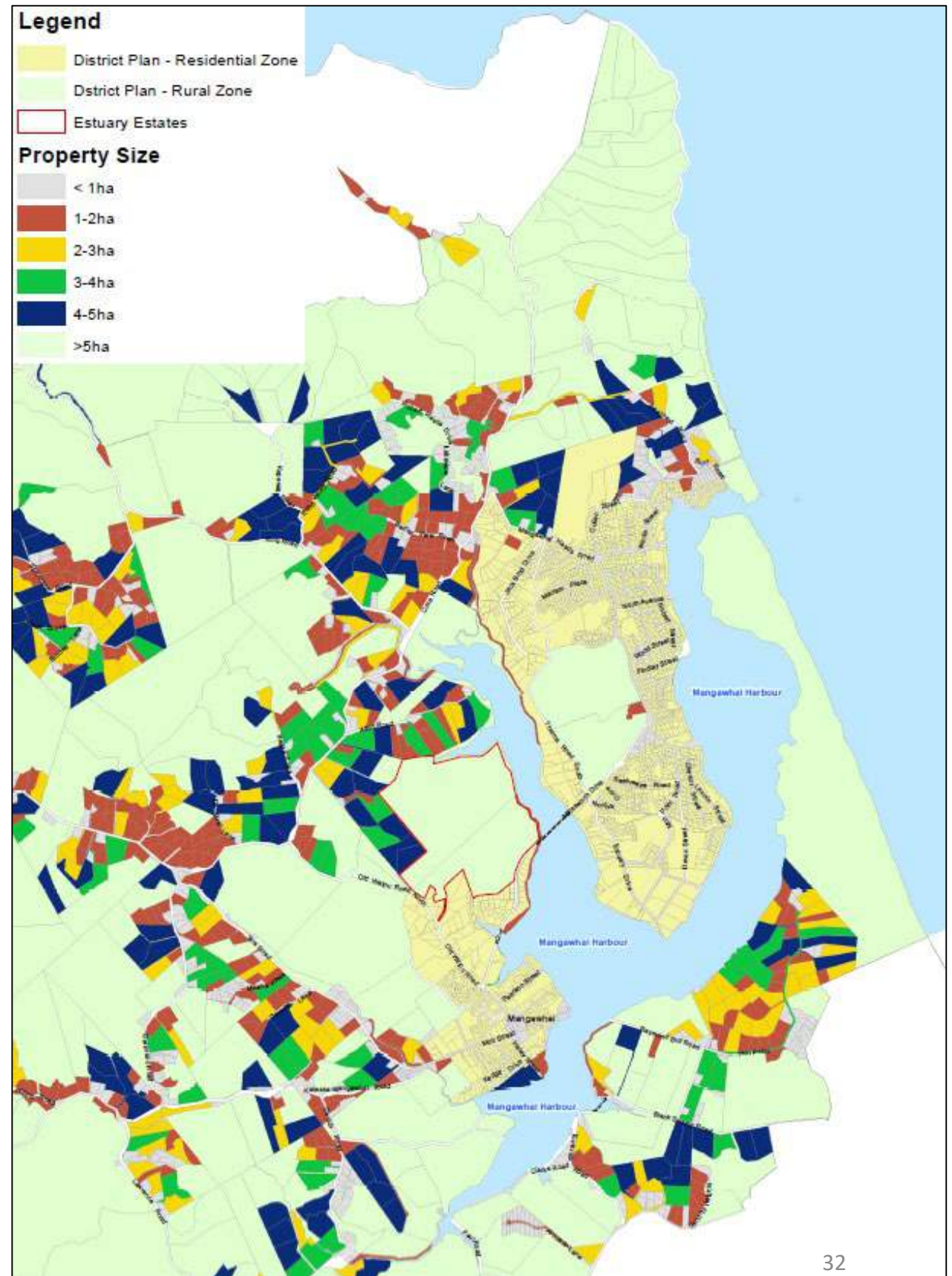
The alternative is a managed approach

Mangawhai



The future

A managed approach

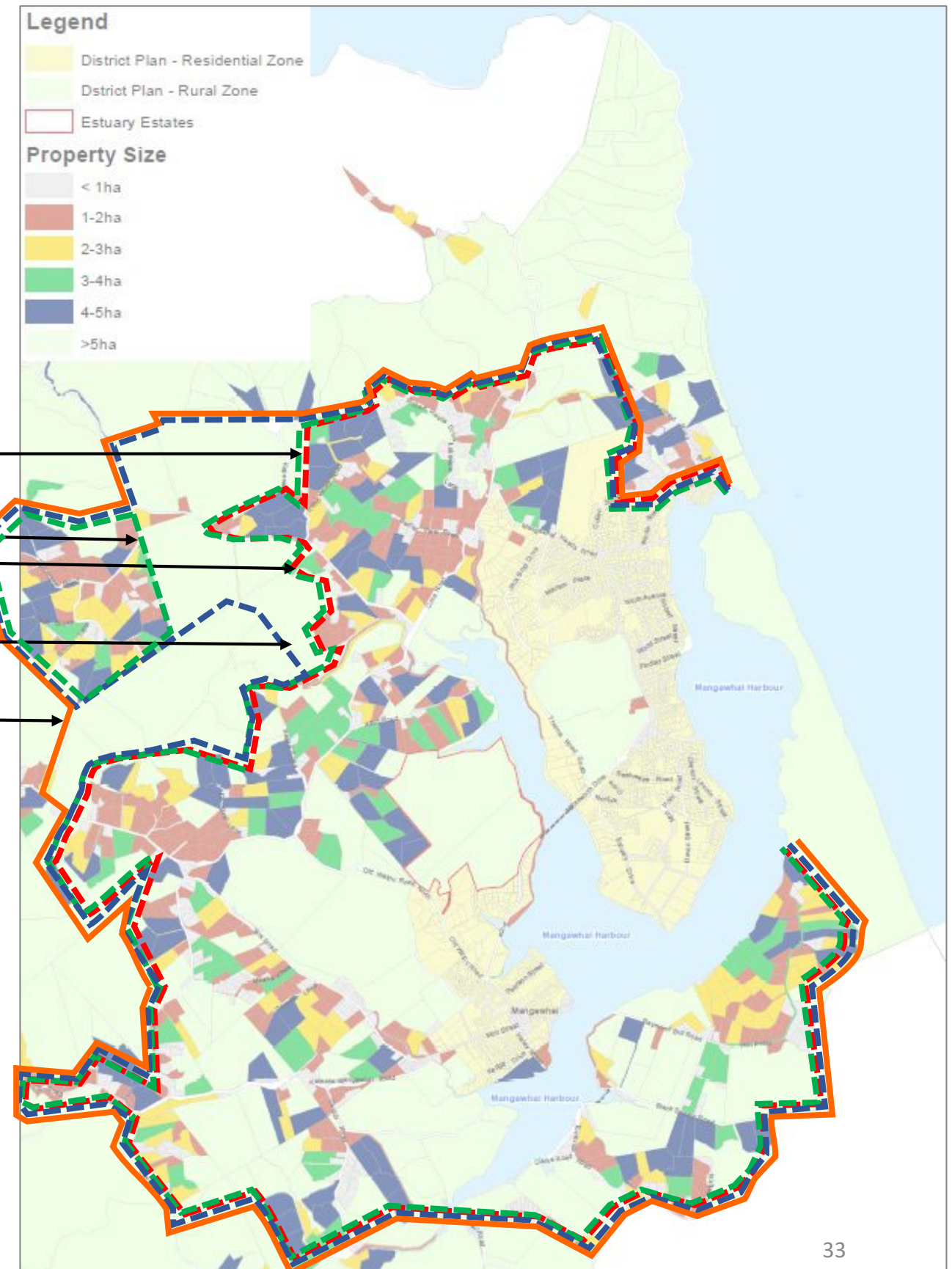


The future

A managed approach

Three rural-residential **boundary options** have been considered:

- - - - - RR1 (smallest)
- - - - - RR2 & RR6
- - - - - RR3
- - - - - RR4 & RR5 (largest)



Constraints Map

Legend

Suitability for development

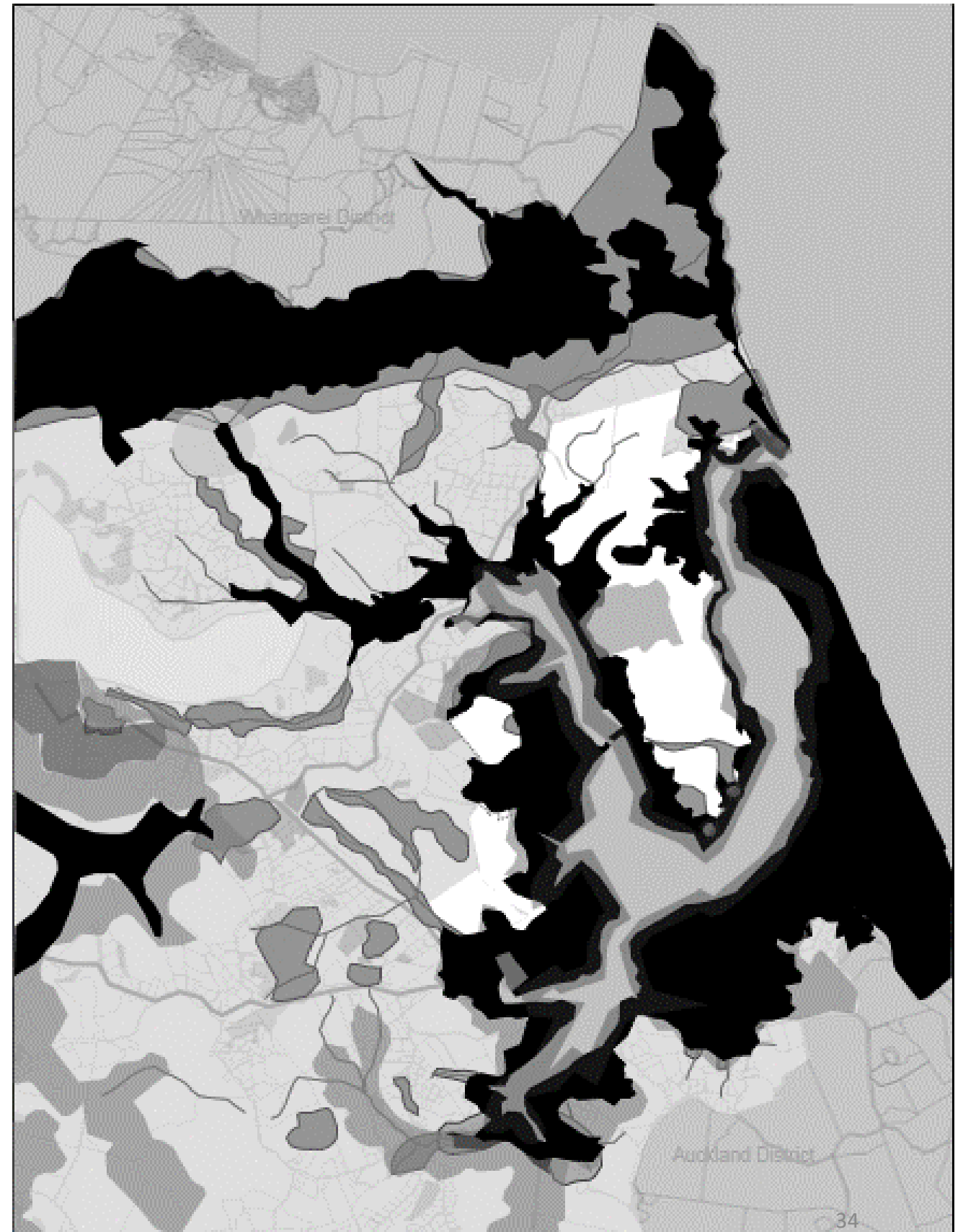
 Less suitable for development



Most suitable for development

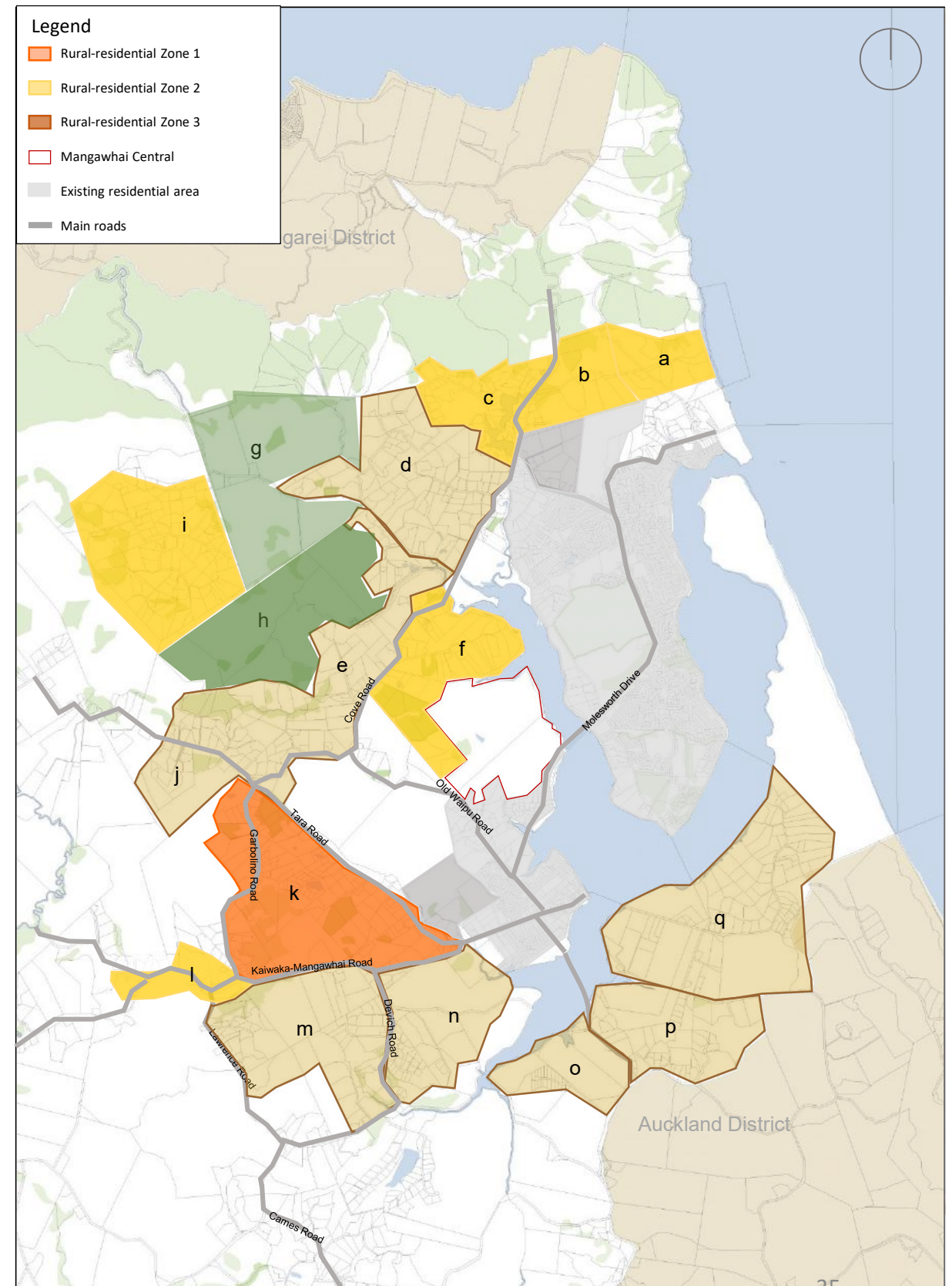


Existing urban area



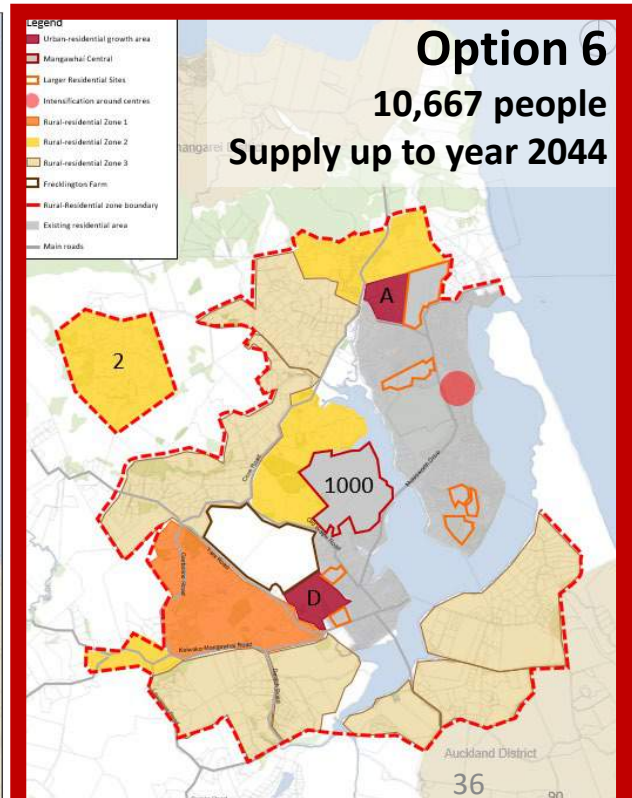
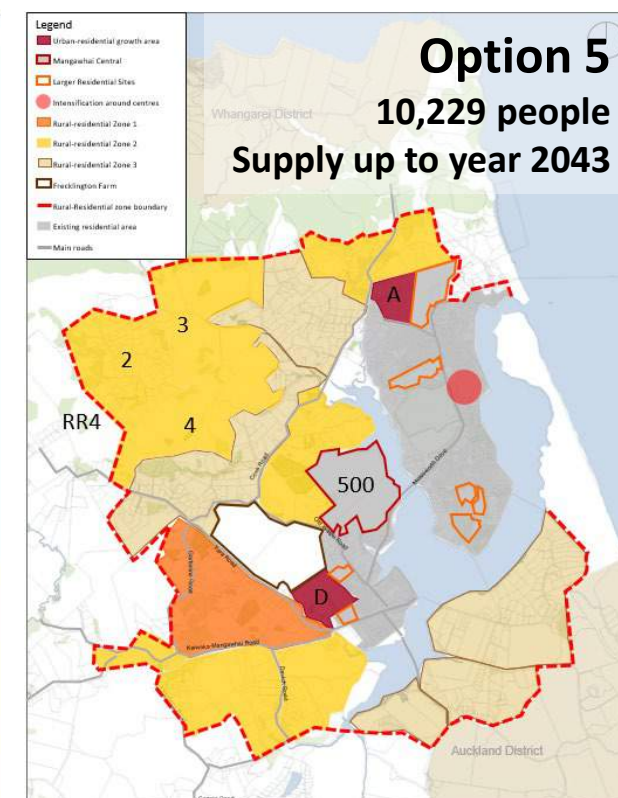
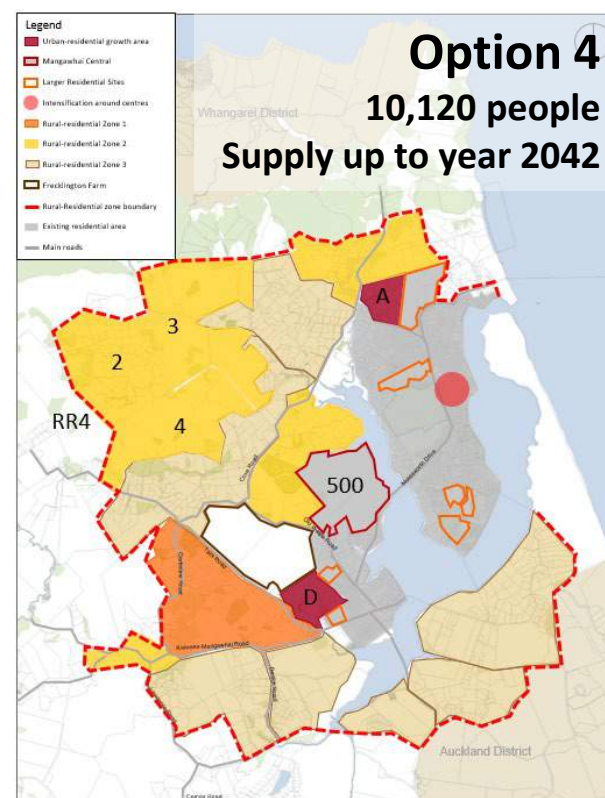
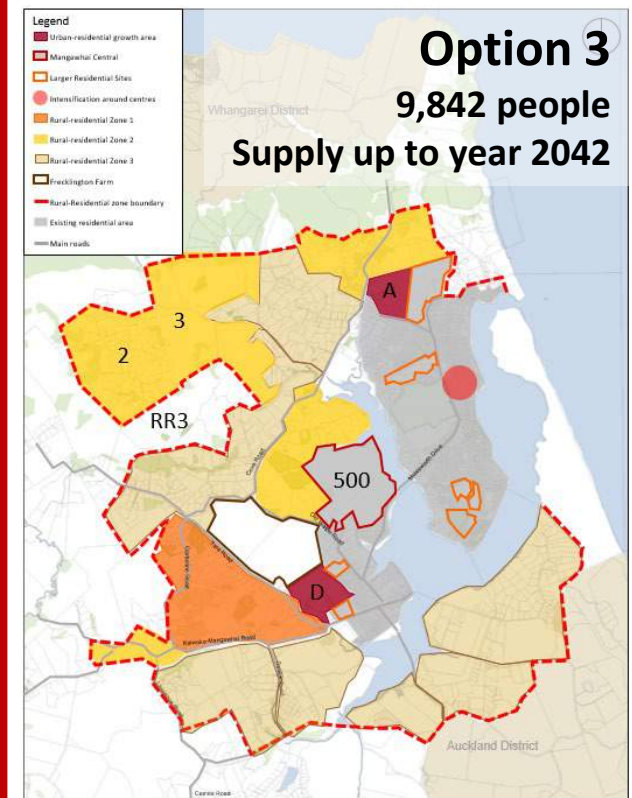
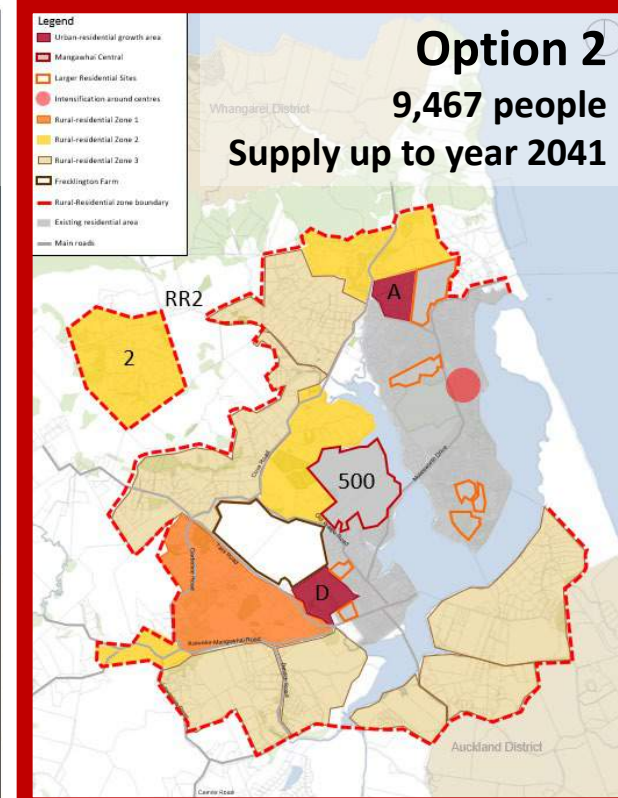
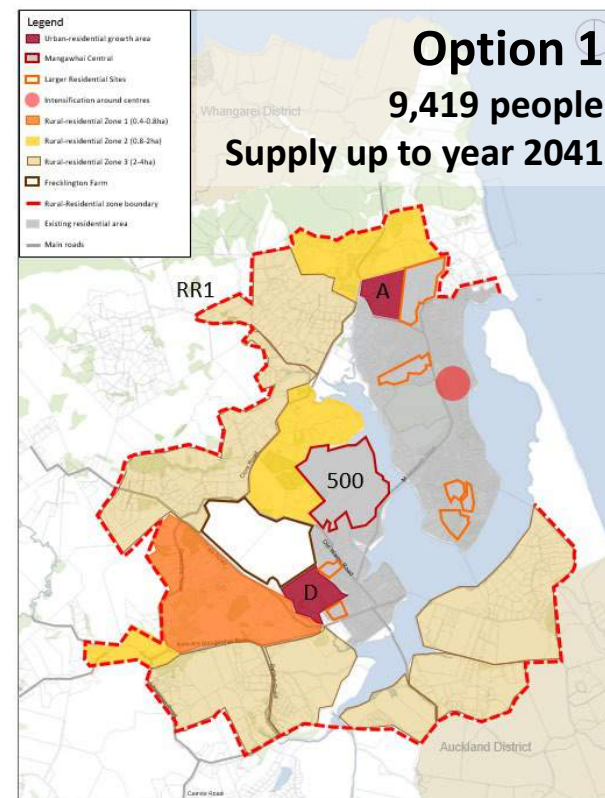
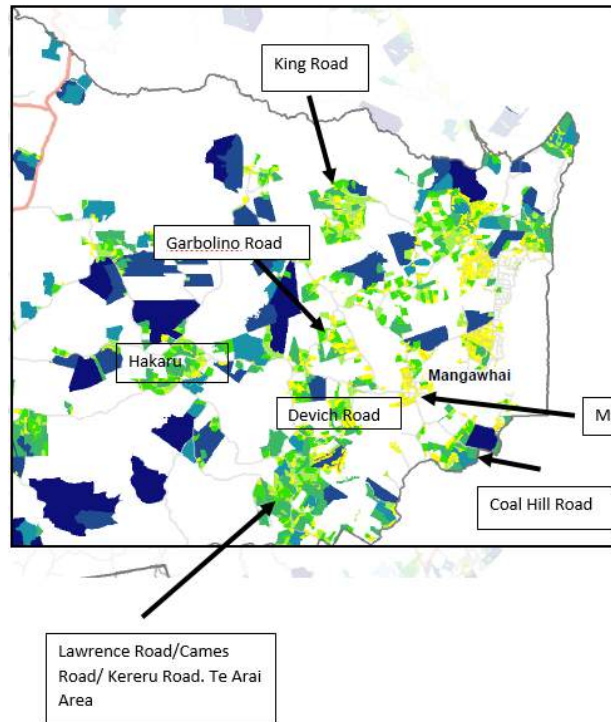
Residential growth areas

Zone reference	Min lot size (ha)
Large residential lots	0.4 - 0.8
Lifestyle lot	0.8 - 2.0
Lifestyle lot with opportunity for equestrian	2.0 - 4.0
Moderate rural character	Avoid
High rural character	Avoid



Residential growth options

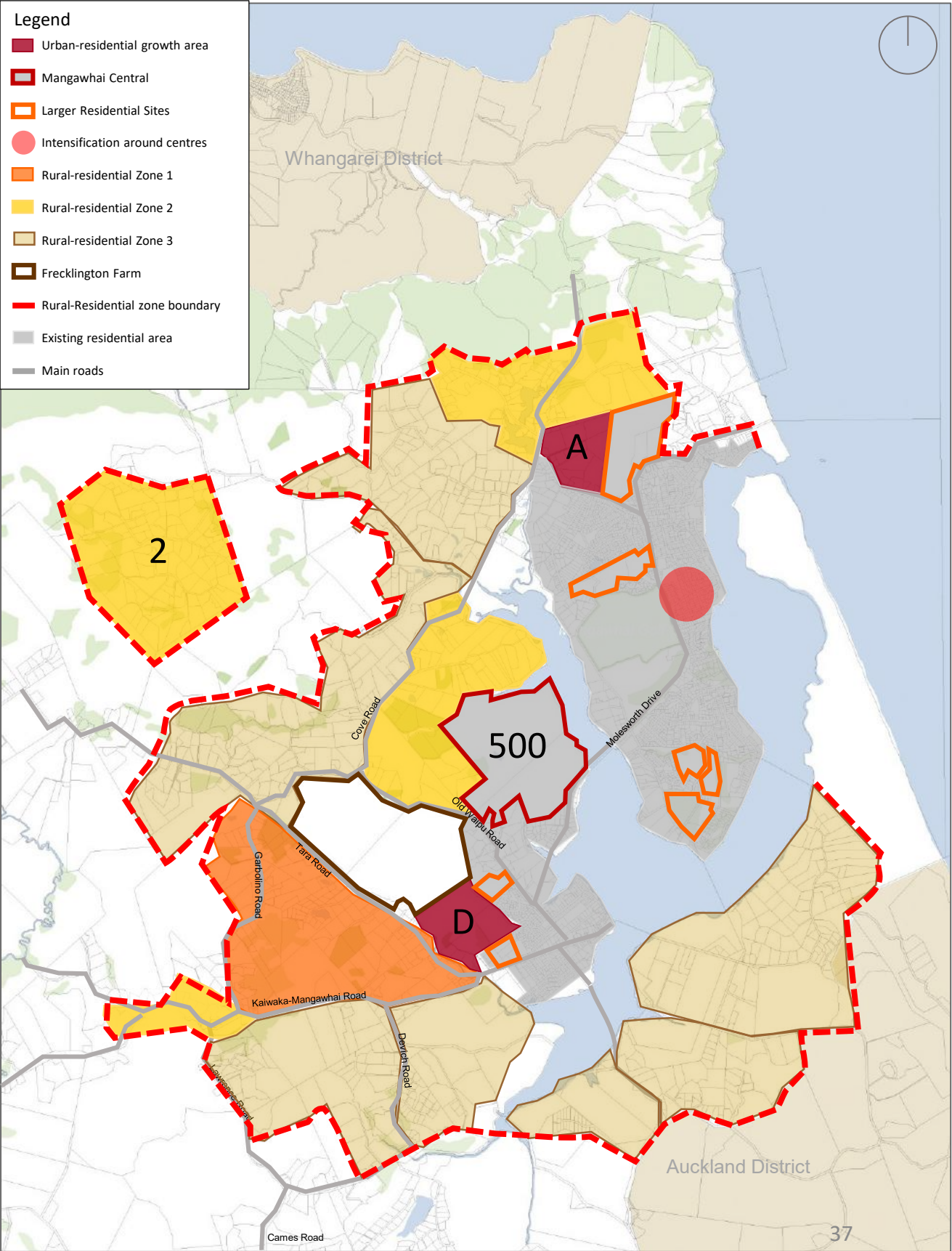
Status Quo Supply as per demand



Residential growth - Option 2

		Dwellings	Population
Urban-Residential	Zoned but not built	1,643	3,943
	Infill	493	1,183
	Mangawhai Central	500	1,200
	Minor dwellings	180	287
	Intensification around Wood St	30	49
	More density larger Res. sites	538	1,291
	Growth pockets	302	725
	SUBTOTAL	3,686	8,678
Rural-Residential	Infill on lots with dwellings	230	552
	Infill Area 2 (Spioenkop Rd)	20	48
	Area 3 (King Rd)	0	0
	Area 4 (Bagnal Rd)	0	0
	Frecklington Farm	79	190
	SUBTOTAL	329	789
TOTAL		4,014	9,467

Supply up to 2041
724 people short of medium projection



Residential growth - Preferred Options 2 and 6

Accounting for Tsunami risk

Option 2 is preferred, if tsunami risk analysis deems additional residential in Mangawhai Central to be unacceptable.

Assumptions:

- *Approximately 500 dwellings at Mangawhai Central.*
- *No additional residential intensification at Mangawhai Village, but conversion from residential to commercial permitted, as this is deemed lower risk.*

Option 6 is preferred, if tsunami risk analysis deems additional residential in Mangawhai Central to be acceptable.

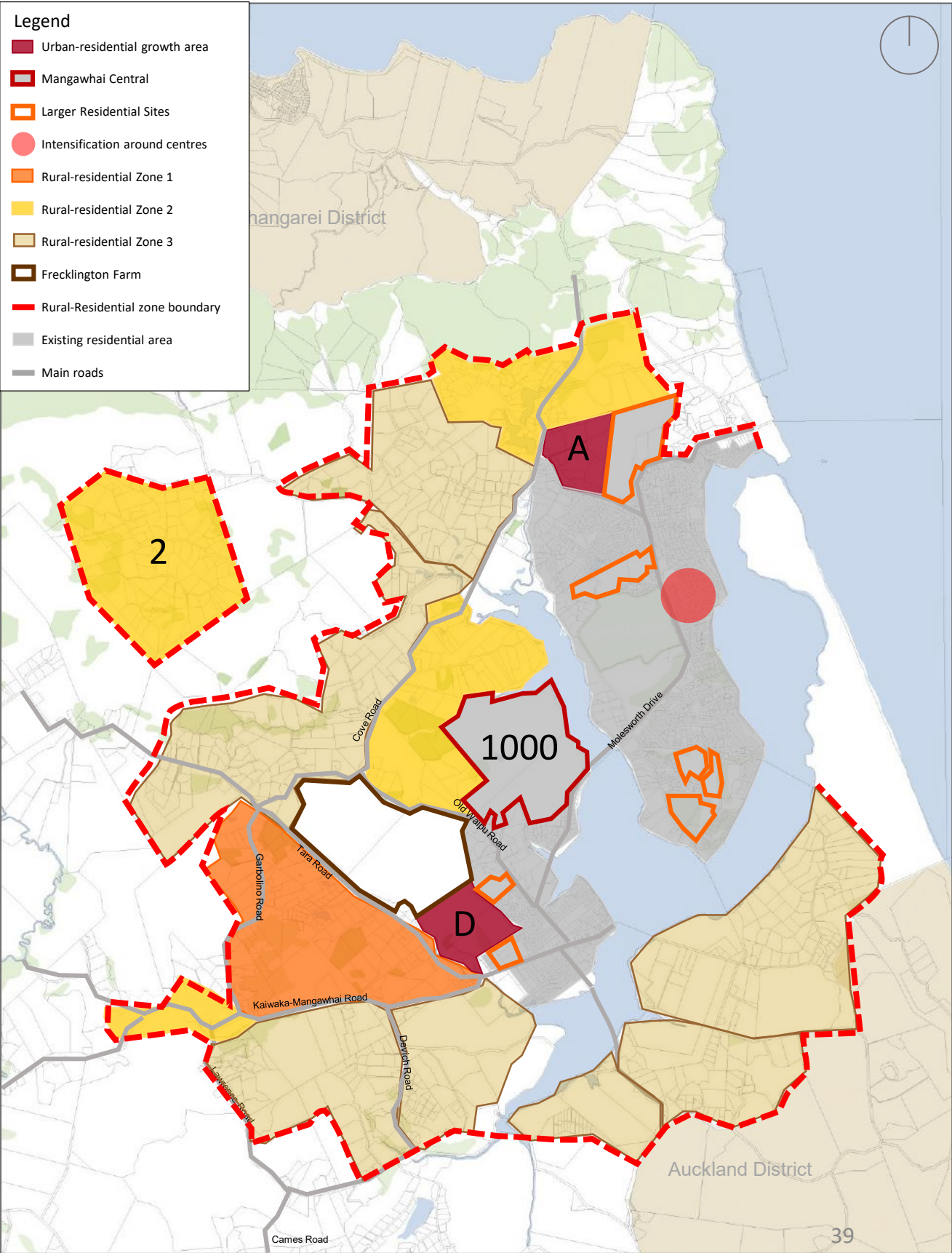
Assumptions:

- *Approximately 1,000 dwellings at Mangawhai Central.*
- *No additional residential intensification at Mangawhai Village, but conversion from residential to commercial permitted, as this is deemed lower risk.*

Residential growth - Option 6

		Dwellings	Population
Urban-Residential	Zoned but not built	1,643	3,943
	Infill	493	1,183
	Mangawhai Central	1,000	2,400
	Minor dwellings	180	287
	Intensification around Wood Street	30	49
	More density larger Res. sites	538	1,291
	Growth pockets	302	725
	SUBTOTAL	4,186	9,878
Rural-Residential	Infill on lots with dwellings	230	552
	Infill Area 2 (Spioenkop Rd)	20	48
	Area 3 (King Rd)	0	0
	Area 4 (Bagnal Rd)	0	0
	Frecklington Farm	79	190
	SUBTOTAL	329	789
TOTAL		4,514	10,667

Supply up to 2044
476 people over medium projection



Community

strengthen, enable and connect the local community through facilities and programmes



Parks

Sports field

Library

Council office

Community facilities

Community

Existing situation



Tennis court at MAZ in Mangawhai community park



Field at MAZ in Mangawhai community park

- Limited publicly owned sports fields and local reserves.
- Existing Council offices are too small.
- Library is small.
- Limited mix of community halls, meeting rooms and town square for community events etc.
- A popular community market, with questions around its continued operation during the construction of the new intersection at Moir and Insley Streets.

Recommendation

- The market committee and council to liaise to secure the future operation of the market through the intersection construction period and beyond.



Community – Sports fields Recommendations

- Enhance facilities (such as toilets, bike stands, and kayak storage) and improve connections to sports fields and open spaces.
- Progress the Sports and Recreation Strategy to identify suitable locations that will meet the communities demands for both passive and active recreation.

Possible locations for sports field	Location criteria
S1: Land off Cove Rd next to the estuary	<ul style="list-style-type: none"> Flat land Parking Proximity to school
S2: within Mangawhai Domain	
S3: Within Mangawhai Central	



S2



S1



Community – Library Recommendations

- Progress full evaluation of new Library location options.

Possible locations for library	Location criteria
L1: On Molesworth Drive	<ul style="list-style-type: none"> • Accessibility • Not subject to flood risk • Clustered with other services • Tsunami risk can be resolved
L2: Expand existing library (if tsunami risk is resolved)	
L3: On Wood Street	
L4: Within Mangawhai Central (if tsunami risk is resolved)	



Existing Mangawhai library hall (L2)



Community – Council office Recommendations

- Progress full evaluation of new Council Office location options.

Possible locations for Council office	Location criteria
C1: On Molesworth Drive	<ul style="list-style-type: none"> • Accessibility • Not subject to flood risk • Clustered with other services • Tsunami risk can be resolved
C2: On Wood St	
C3: Within Mangawhai Central (if tsunami risk is resolved)	
C4: Existing Office (if tsunami risk is resolved)	



Existing Kaipara District Council office in Mangawhai (C4)



Employment

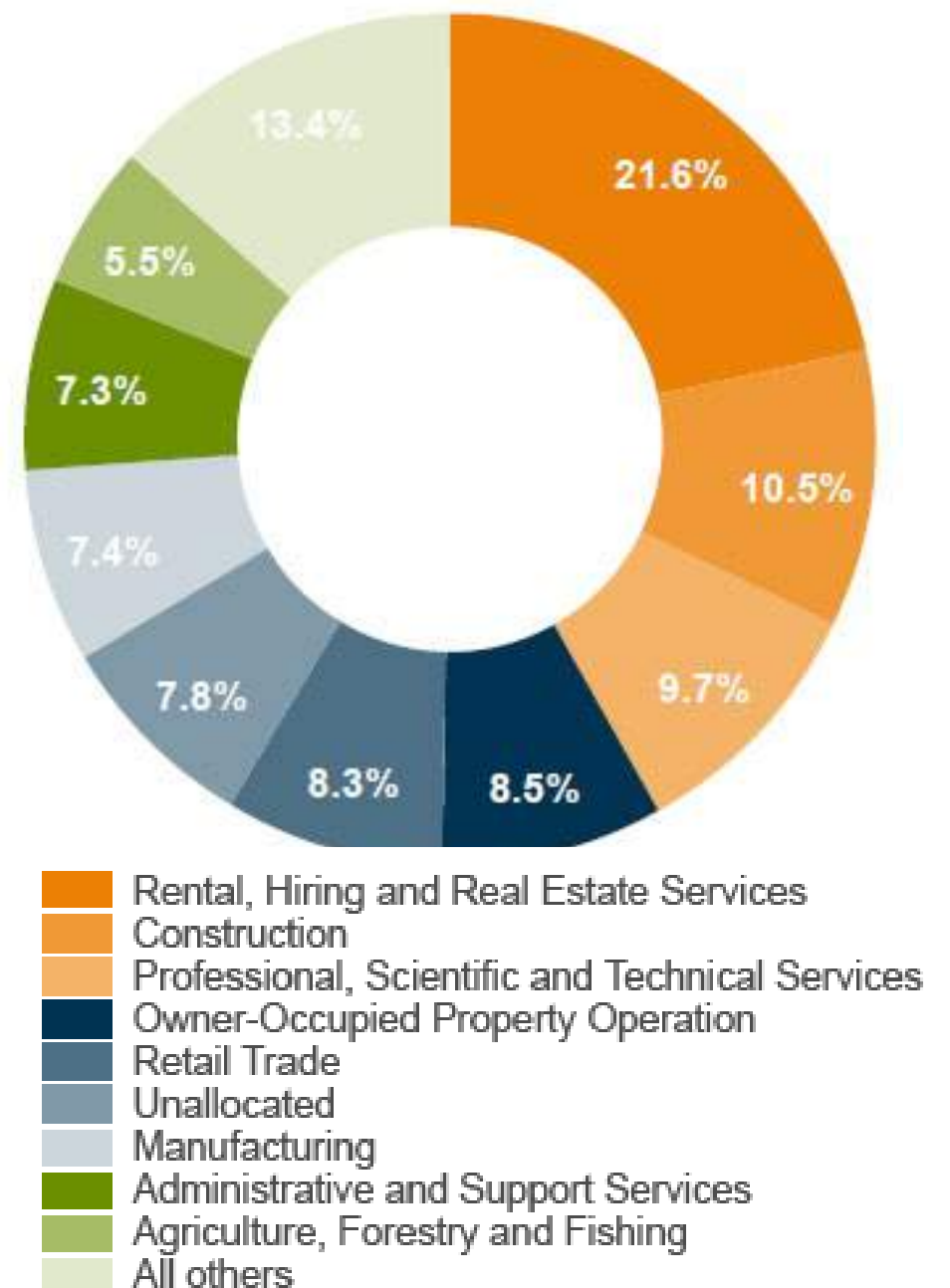
support the local economy,
and attract more visitors,
entrepreneurs, and
employment uses



Employment

Existing situation

- Lower proportion of children, significantly higher proportion of people over 65 than NZ.
- GDP (2018) in Mangawhai \$83m; economic growth 7.6%pa over the last 10 years (NZ 2.1%pa).
- Total employment (2018) 1,121 jobs, up 6.5% from a year earlier (NZ 3.0%).
- Employment growth 7.3%pa (NZ 1.3%pa).
- Mangawhai has the largest comparative advantages in:
 - Rental & Hiring Services;
 - Fruit, Food Product Manu; and
 - Administrative & Support Services.
- 52.6% of population of working age (NZ 65.4%).
- Commercial activities are provided for in residential zones, but not explicitly with clear, concise rules.
- Lack of employment land.



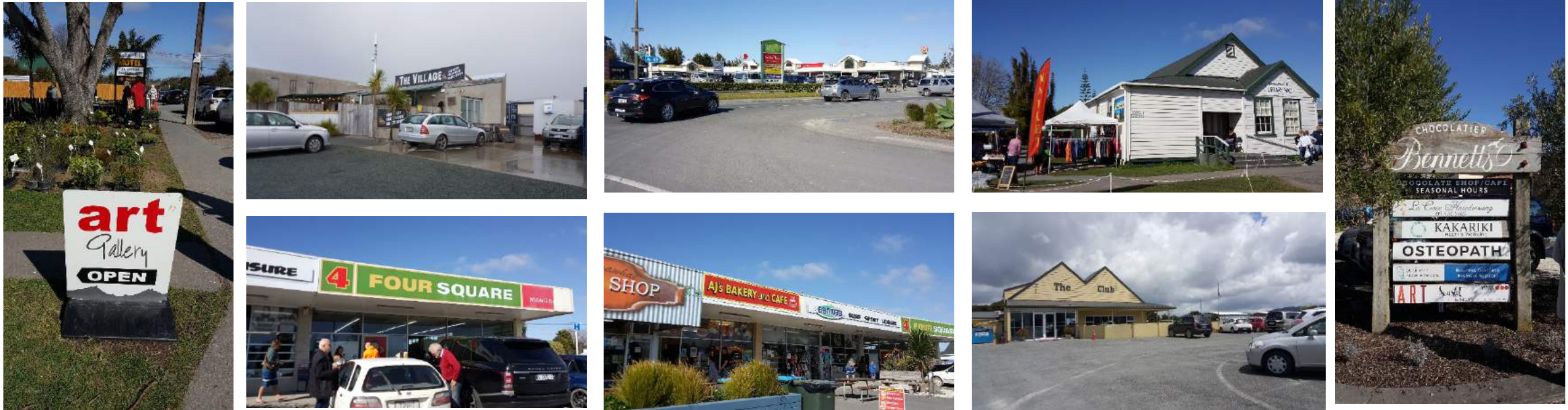
Share of total GDP

Source: Infometrics 2018 Annual Economic Profile

Employment

Existing situation

Mangawhai Village



Wood Street



Employment

Existing situation

Industrial activities on Molesworth Dr



Industrial activities on Hakaru



Employment land

**Current land supply in existing zones of
14.5 ha**

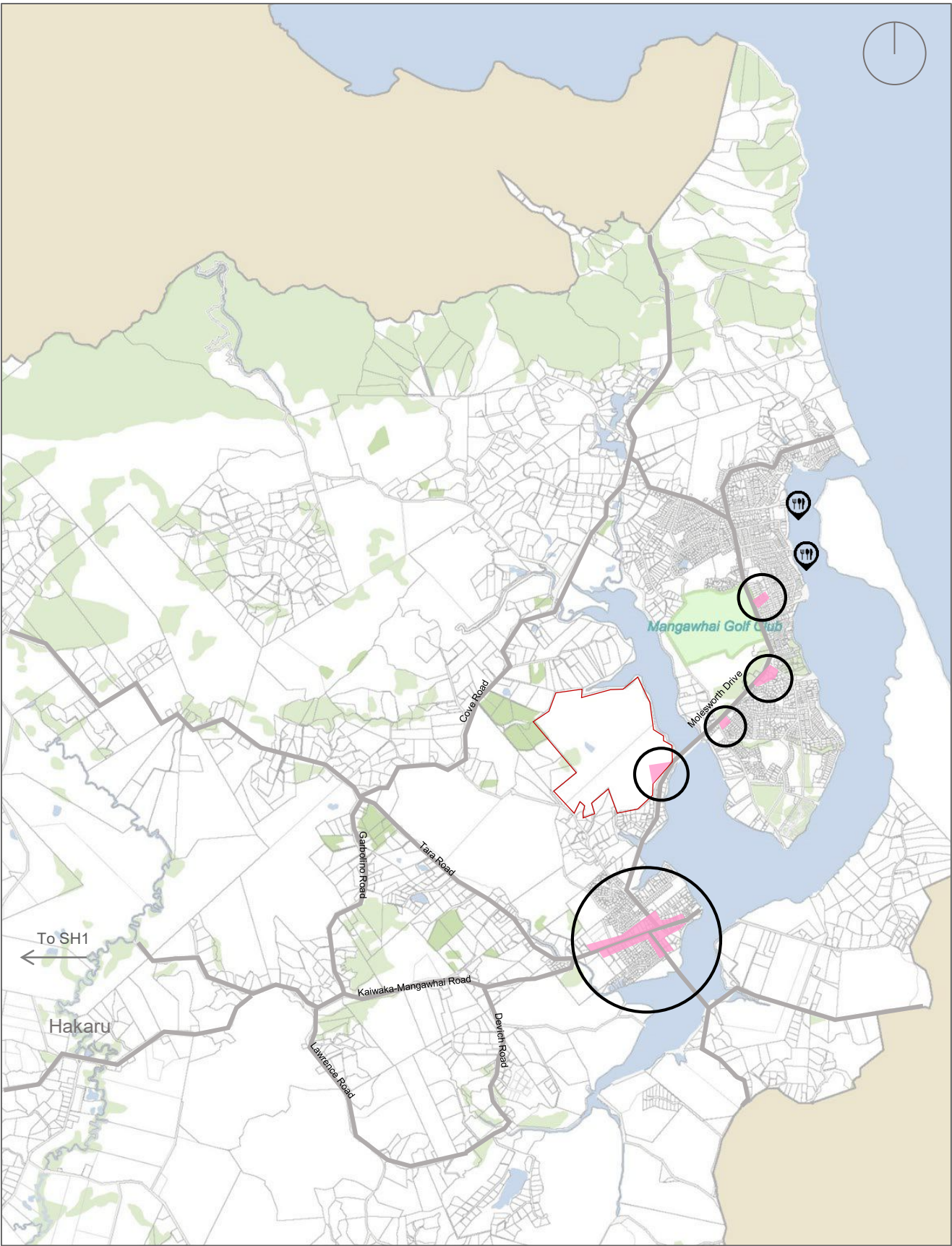
Future demand for 30 ha – 40 ha

Propose investigating 12.3 ha of commercial land and 91.2 ha of industrial land from which to meet future demand.

Employment land

Business – Commercial land

Possible village expansion - 12.3ha

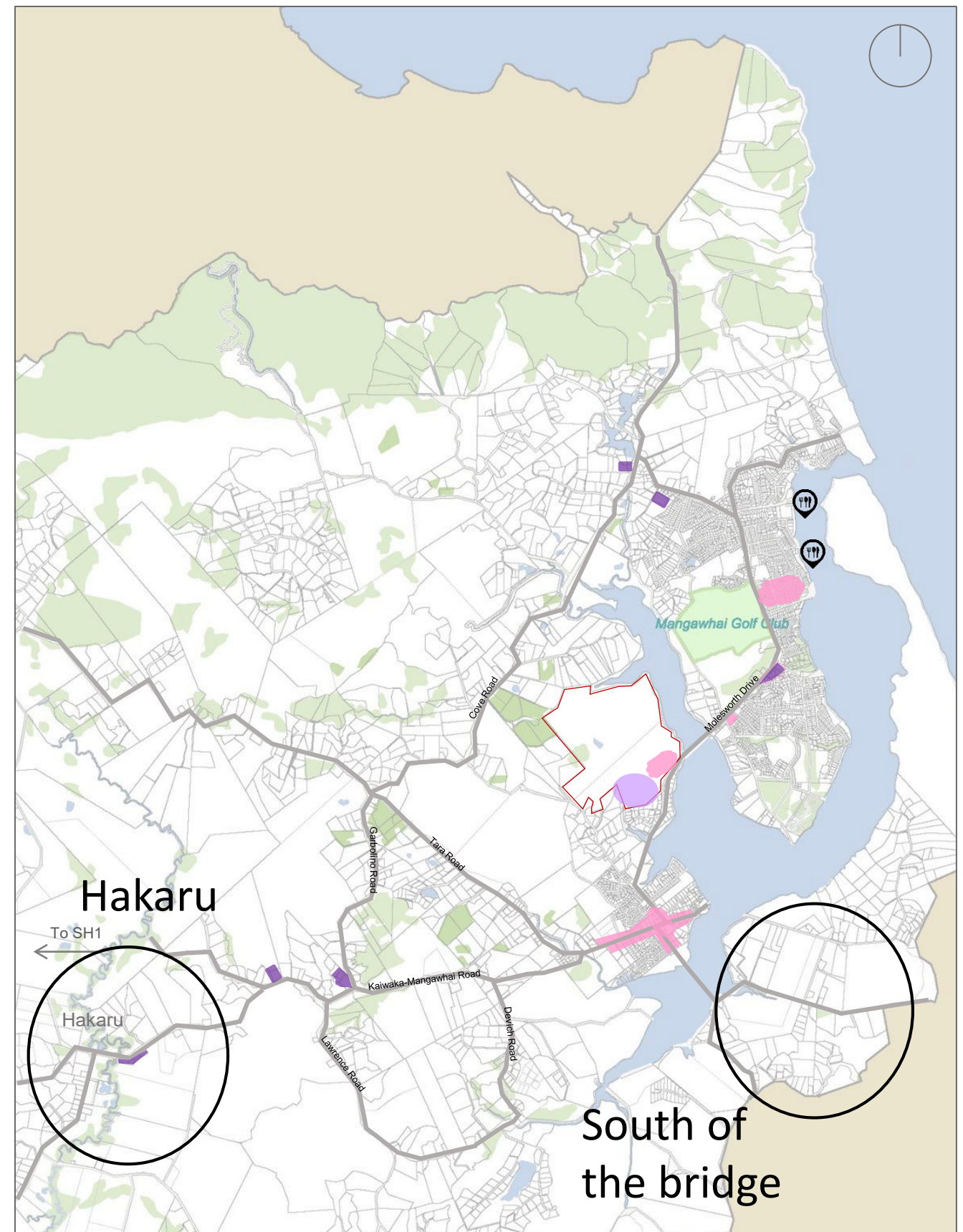


Employment land

Business – Industrial land

Propose to investigate 91.2 ha in the following areas:

- 55.2ha south of the Insley St bridge
- 36ha at Hakaru



Employment Recommendations

- Produce an employment and business attraction strategy.
- Determine commercial, retail and industrial land demand, and identify appropriate locations.
- Only consider increasing Mangawhai Central’s retail allowance if the tsunami risk has been satisfactorily addressed.



Types of commercial and industrial activity	Location criteria
Commercial: residential compatible employment uses, offices and service sector uses	Within existing centres and at Molesworth Drive
Light Industrial: Yards type uses, light industrial (warehousing and small factories)	On the fringe of the town or in the district
Heavy industrial	Not appropriate in Mangawhai

Transport

improve safe walking
and cycling options,
and manage vehicular
traffic



Roading

Public transport

Walking and cycling

Transport

Existing situation

- There is a lack of public transport.
 - The quality of cycle and pedestrian amenities are low.
 - Wood Street Commercial Centre is regularly congested with vehicles.
 - During the summer periods, access to the beach areas (and the wharf) is highly congested.
- Cove Road has capacity but intersections and the single-lane bridges will need upgrading.
 - Molesworth/Insley intersection and a number of other intersections need upgrading to relieve congestion and support pedestrian movements.



Molesworth/Inseley intersection



Existing pedestrian path along Molesworth Dr



Bridge on Molesworth Dr

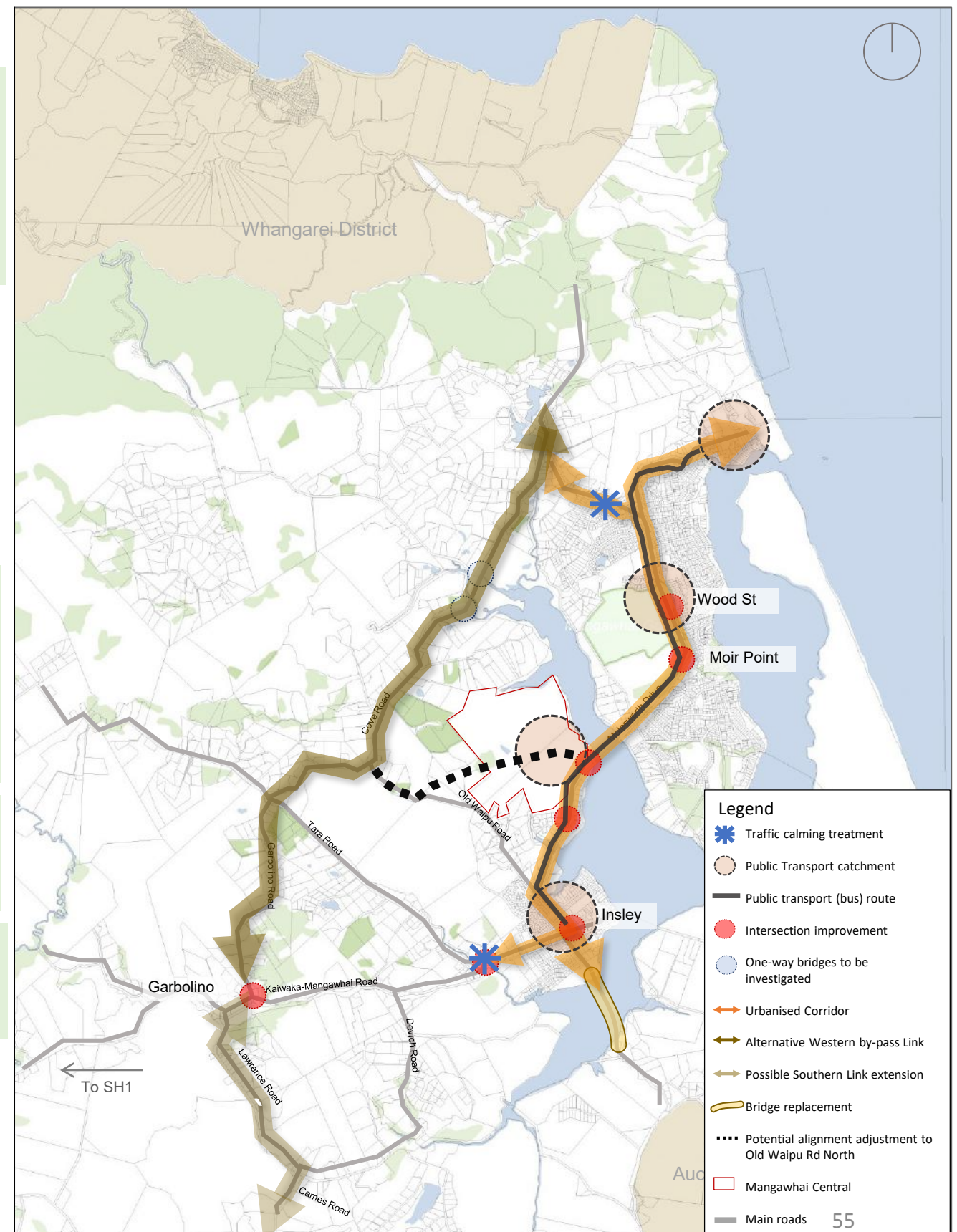


Single-lane bridge on Cove Rd

Roading

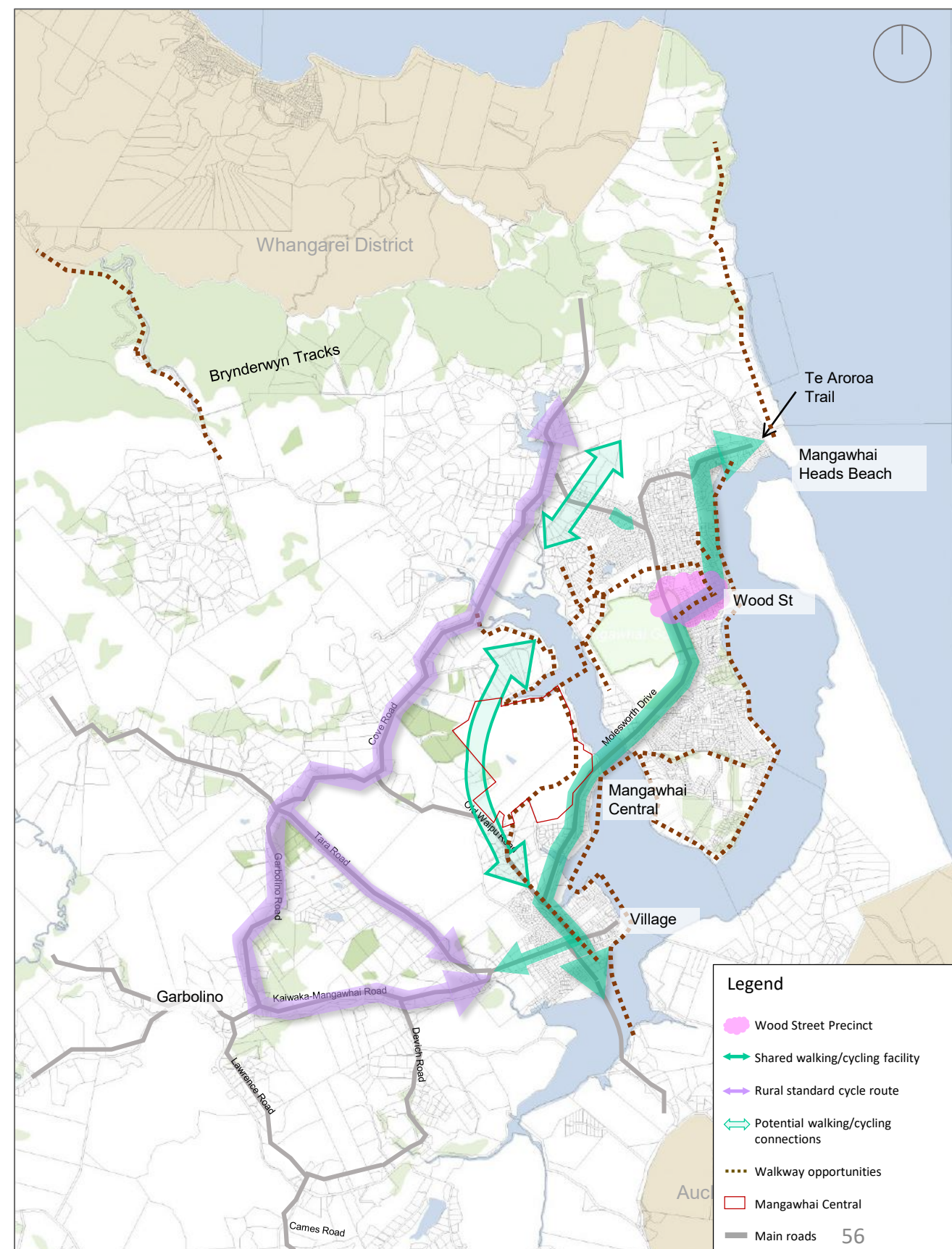
Recommendations

- Progress intersection upgrades at Insley St /Moir St and Moir St/Molesworth Dr.
- Plan for Insley St bridge replacement in 15-20 years (vehicle) and pedestrian access (5 yrs).
- Adopt a 'slow street' philosophy within residential areas. Consider traffic calming at key entries into the urban area.
- Address parking improvements in the Village.
- Investigate Cove Road as a western by-pass and upgrade of one-way bridges.
- Investigate the upgrade of Cames Rd as opportunity to detour from the south.
- Work with Mangawhai Central to investigate the realignment of Old Waipu Rd.
- Advocate for public transport to connect the centres and key destinations.



Walking and cycling Recommendations

- Investigate cycling opportunities Cove Rd.



Walking and cycling

Recommendations

- Progress with proposed walking and cycling connections in the CMP, including walkways, trails, slow streets, and shared paths.
- Continue with initiatives in the Wood St Revitalisation Plan to facilitate a more pedestrian-friendly environment.
- Develop a strategy for Council's paper roads to become streets or pedestrian/cycling connections.
- Ensure walking and cycling connections between subdivisions through rules.



The boat ramp

Recommendations

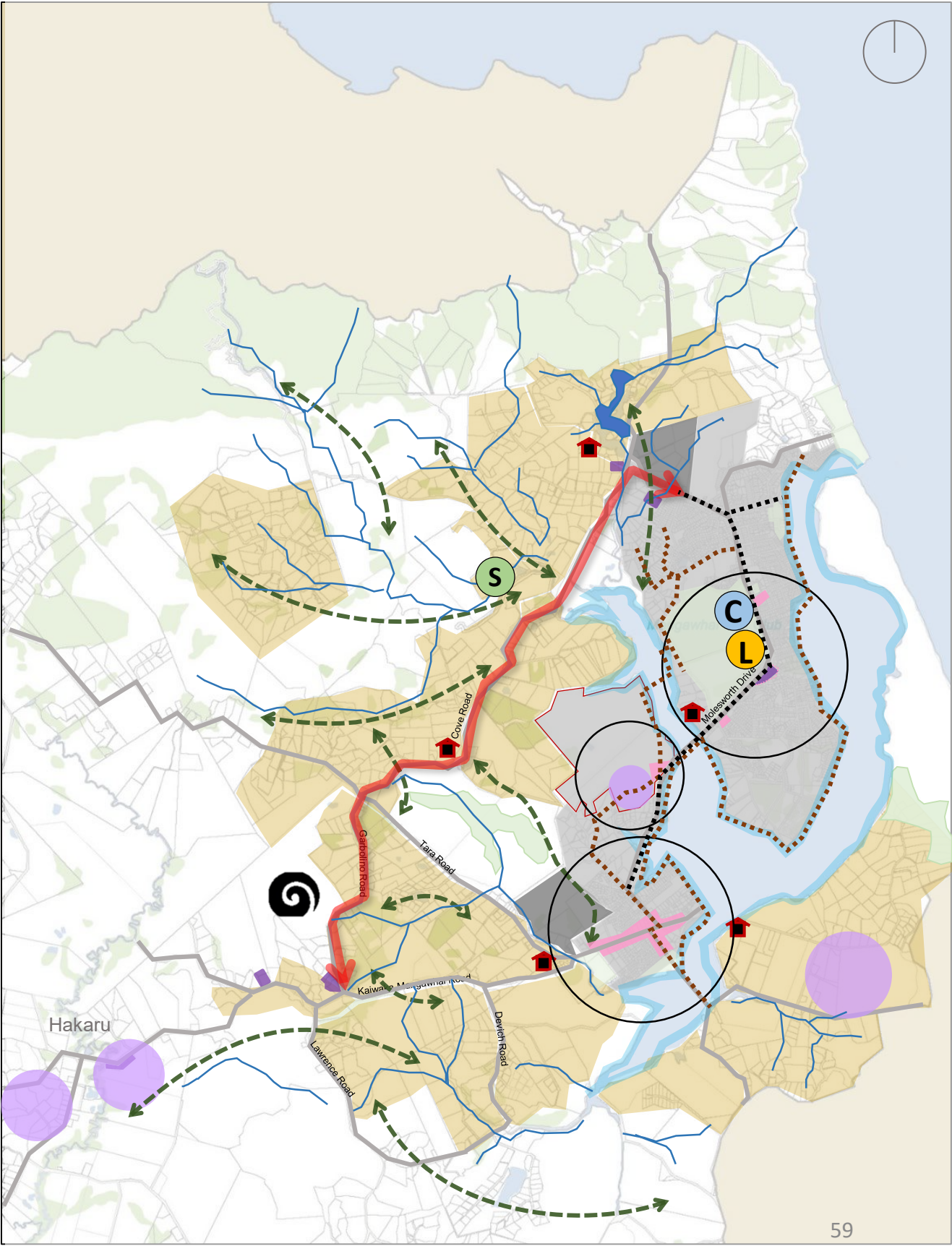
- As new boat ramp location is unlikely investigate how traffic movements and trailer parking can be improved, some land acquisition may be necessary.



Spatial plan

Legend

-  Te Ika Ranganui
-  Potential Whaharau
-  Existing urban area
-  Urban Expansion areas
-  Green Open Space
-  Rural Residential Zone
-  Commercial areas
-  Industrial land
-  Coastal edge
-  Biodiversity linkages
-  Western access approach
-  Rivers and Streams
-  Key walking and cycling route
-  Slow street
-  Possible sports field location
-  Possible library location
-  Possible Council office location
-  Centre



The Mangawhai Community Plan Vision

Mangawhai will grow well. While we grow, we shall care for nature, encourage a slow pace and active lifestyle, and retain the coastal character and history.

Strategic Response

1	nature	protect and enhance biodiversity links, waterways, and the coastal area.
2	iwi and heritage	celebrate Māori culture and make local history visible.
3	three waters	provide efficient, clean infrastructure that will serve the community well into the future.
4	living	direct growth outcomes which support community needs and housing choices.
5	community	strengthen, enable and connect the local community through facilities and programmes.
6	employment	support the local economy, and attract more visitors, entrepreneurs, and employment uses.
7	transport	improve safe walking and cycling options, and manage vehicular traffic.

The Opportunity



Implementation

Complete studies and consult:

- Catchment Management Plan
- Rural Landscape Assessment
- Infrastructure (under way)
- Change of uses (Commercial, industrial, rural residential etc.)
- Council asset locations (library, council offices and sports fields)
- Employment strategy

Prepare District Plan change:

- Rezoning – Residential, Rural Lifestyle, Rural production, Commercial
- Policies, rules and guidelines

Continue with other Community Plan initiatives

- Wood Street, slow streets, Cove Road etc.