



Kaipara te Oranganui

**Kaipara
District**

Two Oceans Two Harbours

Mangawhai Community Park Governance Committee Meeting Agenda

Date: Monday, 22 February 2021
Time: 10.00 am
Location: Meeting Room
Kaipara District Council Office
The Hub - 6/6 Molesworth Drive
Mangawhai

Membership: Deputy Mayor Anna Curnow (Chair)
Councillor Victoria del la Varis-Woodcock
Councillor Jonathan Larsen
Councillor Eryn Wilson-Collins
Maurice Langdon
Jim Wintle
Georgina Connelly
Mayor Dr Jason Smith

*For any queries regarding this meeting please contact
the Kaipara District Council on (09) 439 7059*

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**Minutes of the Ordinary meeting of
Mangawhai Community Park Governance Committee**

Date: Monday 7 December 2020
Time: 9.58 am - 11:15 am
Location: Mangawhai meeting room
Kaipara District Council offices
The Hub 6/6 Molesworth Drive
Mangawhai

Members Present: Deputy Mayor Anna Curnow (Chair)
Councillor Jonathan Larsen (by phone)
Councillor Victoria del la Varis-Woodcock
Maurice Langdon (Community representative)
Jim Wintle (Friends of Mangawhai Community Park)
Georgina Connelly (Te Uri o Hau representative)
Mayor Dr Jason Smith

Apologies: Councillor Eryn Wilson-Collins

1. Opening

1.1 Karakia

Deputy Mayor Curnow opened the meeting with a Karakia.

1.2 Apologies

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee accepts the apology of Councillor Wilson-Collins.

Carried

1.3 Confirmation of agenda

Moved By: Deputy Mayor Curnow

Seconded By: Cr del la Varis-Woodcock

That the Mangawhai Community Park Governance Committee:

- a) confirms the agenda for the meeting held 7 December 2020.

Carried

1.4 Conflict of interest declaration

Item	Conflict
Item 4.1 - Mangawhai Community Park Governance Committee – Mangawhai Museum Daring Ship Proposal	Jim Wintle is a member of the Daring Trust co-ordinating the project.

2. Minutes

2.1 Confirmation of minutes dated 7 September 2020

Moved: Cr del la Varis-Woodcock

Seconded: M Langdon

That Mangawhai Community Park Governance Committee

- a) Confirms that the minutes of the Mangawhai Community Park Governance Committee held on 7 September 2020 are a true and correct record.

Carried

2.2 Confirmation of minutes of Extraordinary Meeting of 13 November 2020

Moved By: Deputy Mayor Curnow

Seconded By: Mayor Smith

That Mangawhai Community Park Governance Committee:

- a) Confirms that the minutes of the Extraordinary Meeting of the Mangawhai Community Park Governance Committee held on 13 November 2020 are a true and correct record, with the following amendment:
- To add to the Location: 'Held online'.

Carried

3. Information

3.1 Community Park operations update September to November 2020

Moved: Cr del la Varis-Woodcock

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee:

- a) Notes the Community Park operations update - September 2020 to November 2020.

Carried

3.2 Project Team update September to November 2020

Moved: Deputy Mayor Curnow

Seconded: Cr del la Varis-Woodcock

That the Mangawhai Community Park Governance committee:

- a) Notes the Project Team update September to November 2020.

Carried

4. Decision

4.1 Mangawhai Community Park Governance Committee – Mangawhai Museum Daring Ship Proposal

[Secretarial note: The Chair requested Jim Wintle leave the table due to his conflict of interest]

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee:

- a) Notes that more information is needed to enable a decision to be made, and
- b) Requests that staff continue to work with the Mangawhai Museum and the Daring Trust on options and report back to a future Mangawhai Community Park Governance Committee meeting if needed.

[Secretarial note: Cr Larsen left the meeting at 10.47 am (after new recommendations were moved)].

M Langdon proposed to add to the new tabled recommendations, a statement of support for the project. There was no formal amendment due to general agreement that this should not be included.

[Secretarial note: Cr Larsen rejoined the meeting at 11.07 am (during the round table).]

[Secretarial note: The committee commends the Daring Trust for the work done to date.]

Carried

5. Closure

Deputy Mayor Curnow closed the meeting with a Karakia.

The meeting closed at 11.15 am.

Mangawhai Community Park operations update – December 2020 to January 2021

Meeting: Mangawhai Community Park Governance Committee
Date of meeting: 22 February 2021
Reporting officer: Hamish Watson, Parks and Recreation Manager

Purpose/Ngā whāinga

To report on the Operations and Capital Works programmes to support governance of the Master Plan.

Executive summary/Whakarāpopototanga

Recommendation/Ngā tūtohunga

That the Mangawhai Community Governance Committee:

- a) Notes the Mangawhai Community Park operations update - December 2020 to January 2021.

Context/Horopaki

The Mangawhai Community Park Governance Committee (MCPGC) is the body which oversees the implementation of the Mangawhai Community Park Master Plan (the Master Plan) for the Mangawhai Community Park (MCP). The revised MCP 2015/2025 Work Programme was adopted in June 2016 and amended in May 2017.

The Master Plan was developed after public consultation and feedback and adopted by Council on 25 November 2014. The Vision for the Park is:

Mangawhai Community Park will be a visible, predominantly natural, public space at the entrance to Mangawhai Heads, used (freely) by the community for recreation and enjoyment of the outdoor environment.

Discussion/Ngā kōrerorero

Health and Safety

The tree removal that occurred as part of the Te Tai Tokerau Redeployment Package has caused a lack of protection when a westerly wind is blowing through the Mangawhai Activity Zone. This wind has caused sand to accumulate on the skate park and it also affects the comfort for users if the temperature is low, predominantly affecting the café and skate park.

Staff are currently looking at options for a wind break to resolve this temporarily, until trees can be planted and become established. Budget for this will be covered by the Redeployment Package funding.

General

- Public toilets are still on track for a March/April installation.
- Staff have engaged FlowNZ to provide a transport planning and engineering advice report to support the design and subsequent lodgement for a resource consent for day to day operations within the Park. This information will also be able to be used by organisations to support their application for any events requiring resource consent within the park.

- Stellar and staff are continuing to work on the wetland development plan that will guide the Governance Committee, staff and other parties with any future proposals within the park and provide a proposed work plan for developing and maintaining the wetlands. Engagement with Northland Regional Council (NRC) and other parties as required will be undertaken as part of this work.
- New concept plans for the shared path have been created showing the new layout **(Attachment A)**. This was investigated after the tree removal identified another potential route that follows the ridgeline around the wetland and allows for better accessibility. This option also requires less fill to create the path. The community were consulted on this option and no objections were received.
- Stellar have been contracted to create one central plan for the park that shows all existing buildings, wetlands, proposed paths, potential new developments, carpark areas. This will also take into account current plans and future projects that we are aware of
- Staff have been approached by the Piroa/Brynderwyn weed action group wanting to clear some of the new pest plant growth. We are waiting on their plan and will work with the group to complete this. They have also shown an interest in helping with planting when that is ready to happen.
- At the Friends of Mangawhai Community Park meeting held on 23rd November 2020, a proposal to install a 3 on 3 basketball court at the Mangawhai Activity Zone (MAZ) was approved by the committee. Staff are now working with MAZ to get a report to the next Governance Committee meeting with all the required details for a decision.
- Staff are working with the Museum, Arts group and Daring Trust who have proposals for new buildings to mark out their respective buildings to see how all the buildings fit with each other, including the shared path and public toilets. Once this is finalised we will have this surveyed.

Resource Consents

- Staff have separated the shared path to two separate Resource Consents (RC). The section one consent, which covers the area from The Club to the stormwater outlet by the road above the Historic Village, has been applied for with the sandhill removal and relocation to be used to build up the ground for the shared path. NRC have approved the consent and we are waiting for KDC approval. The section two consent covers the area from the stormwater outlet through to the Historic Village including the new bridge structure. Stellar are still working on this application before lodgement. **(Attachment B. Section 1 red line, section 2 purple line)**

Te Tai Tokerau Redeployment Package

Work has continued with the Te Tai Tokerau Redeployment Package. This has included minor pest plant removal, spraying and general weed control to manage the site until planting can be undertaken.

Sandhill removal has halted until the resource consent is fully approved, however, some sand has been removed, the water tank has been relocated and a temporary tank installed.

Budget spend to date for this work has been \$556,799.

Capital Works: 2020-21

Description	Budget	Spend to date	Comments
Wetland development plan	\$30,000	\$5,496	Working with NRC and stakeholders to gather information
Develop area behind Fire Station/St John's	\$30,000		Concept plans being designed

Resource Consent & Bridge above Historic Village	\$40,000	\$13,541	Ongoing
Carry over works: Urban landscape design and Traffic assessment Golf Club/Club entrance	\$31,000	\$5,879	Continued work on the Urban Landscape Design Plan
Total spend	\$131,000	\$24,916	

Note: Carry overs have been approved. Financials have been adjusted to show new balance.

Next Quarter

- Continue with toilet installation
- Redeveloping area behind St Johns and Fire Station
- Shared path development
- Wetland plan
- Ongoing pest plant control
- Resolving the wind issue across park

Financial implications

The financial budgets are set within the Long-Term Plan (LTP) and respective Annual Plan.

Significance and engagement/Hirahira me ngā whakapāpā

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website.

Next steps/E whaiake nei

Continue to implement the Works Programme and Master Plan

Attachments/Ngā tapiritanga

	Title
A	Stellar development concept plans
B	Shared path resource consent sections

Mangawhai Community Park Concept Plan Discussion Document

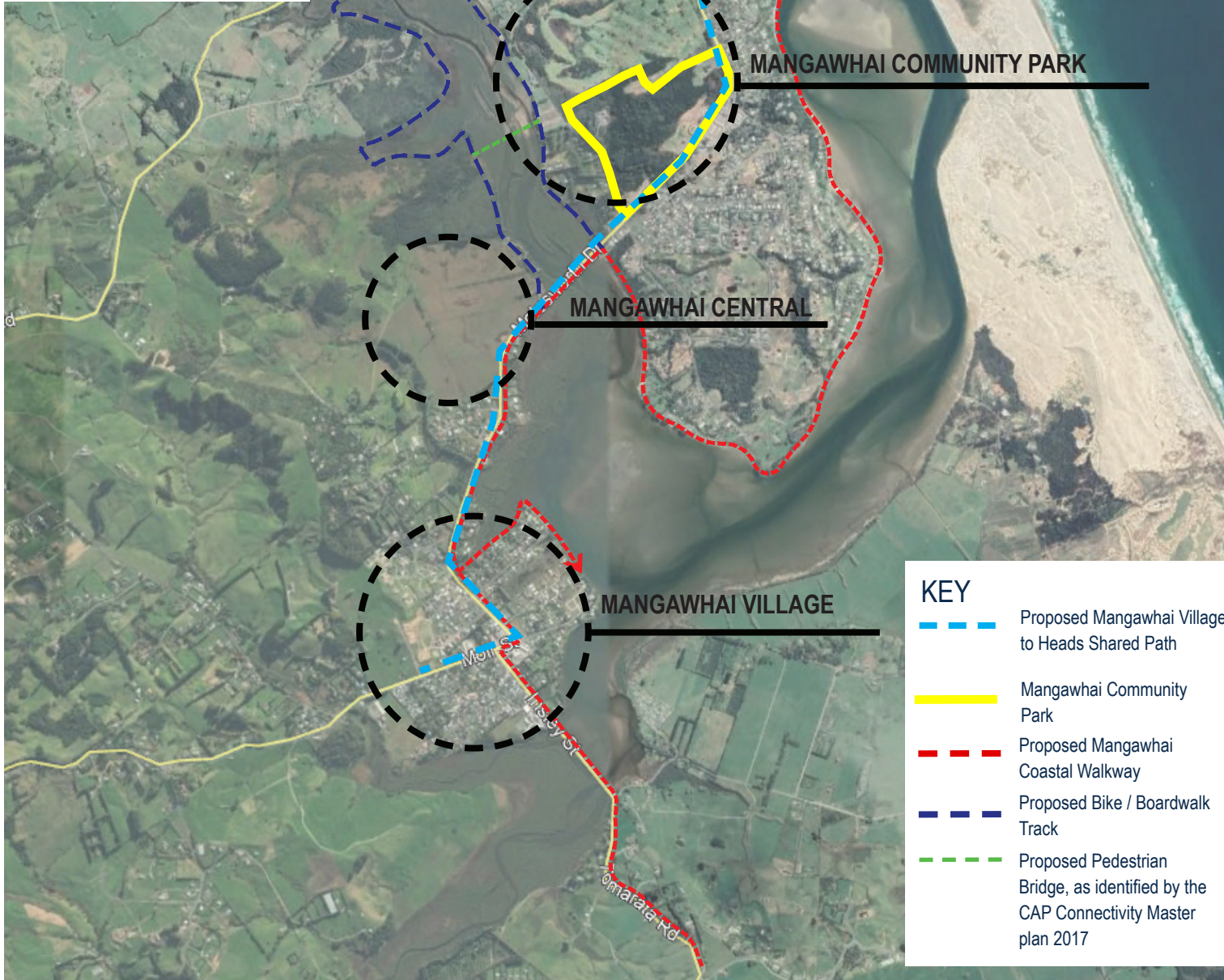
July 2020
Rev 5



L100	Contents
L101	Context Plan & Project Summary
L102	Pedestrian & Cycle Connections
L103 - 105	Site Photos
L106	Concept Plan Sheet 1
L107	Concept Plan Sheet 2
L108	Museum and Historic Village Car & Bus Parking
L109	Maz Car Park Concept Plan



Location Plan



Mangawhai Community Park Development Plan

Kaipara District Council are currently undertaking a number planning projects that are aimed at improving existing, and ensuring future, pedestrian and cycle connections are realised in Mangawhai. With the growing population, subdivision, residential, commercial and industrial developments currently underway and being planned, there is an opportunity to provide a community that is well connected to both its cultural centers and its outstanding natural environment.

This document has been prepared to assist in planning the capital works programme for Mangawhai Community Park. Its purpose is to ensure that a new shared pathway development within the reserve provides connectivity with other proposed development initiatives including the Mangawhai Village to Head Shared Path, Coastal Walkway, Mangawhai Central, the wider roading network and various facilities within Mangawhai Community Park itself. It will provide a high level concept design outlining the proposed alignment of the shared path and how this alignment will interact with the reserves activity nodes and supporting infrastructure.

Molesworth Drive is the main arterial road that runs through Mangawhai. The pedestrian environment along Molesworth Drive varies from a rural road berm, to gravel path, to sections of formed concrete footpath. This pedestrian / cycle environment along Molesworth Drive will be developed, under the above mentioned initiatives, to provide connected, integrated, safe and enjoyable alternative transport options. Kaipara District Council have identified the opportunity to connect to, and enhance, the pedestrian experience and provide an important connection through Mangawhai Community Park. This will link the museum and historic village, Mangawhai Active Zone, bowling club, golf course and associated car parks. Access to the shared path can be enhanced with the addition of several new pedestrian / cycle refuges along Molesworth Drive providing important connections to the new Molesworth Drive shared path, surrounding residential areas and wider community.

The proposed Mangawhai Community Park shared path connection will be the spine off which the eastern area of the reserve will be developed. The three meter wide, all weather, accessible path will meander through the various natural environs and connect to the existing tracks, trails, activities and destinations within reserve.

Opportunities to enhancing the reserves presence and developing park or local identity opportunities will also be investigated. Access to the reserve off Molesworth Drive will be more legible for vehicles, pedestrians and cyclists. Entrance points and road frontage can be highlighted through a series of landscape treatments including fencing, planting, gates and bollards or traffic management, lighting and signage. These road frontage interventions should reflect the natural and cultural environment of Mangawhai.

Vehicle entrances, internal roads and car parks will be developed as slow zones by narrowing vehicle movement space, signage, surface treatment and landscaping. Pedestrian and cycle access points will be dedicated and supported by safely located pedestrian refuges.

Existing car park designs and layouts will be reviewed to ensure they are maximised for parking spaces and integrate via safe paths with the reserve activity nodes. Further potential parking areas will be identified along with areas that could provide overflow parking for events and at times of peak traffic flow.

Along the length of the shared path, on secondary and connector paths and around activity nodes, opportunities for enhancing planting and planting for shade and structure will be identified. Wayfinding and interpretive signage will ensure safe and legible movement into and throughout Mangawhai Community Park.

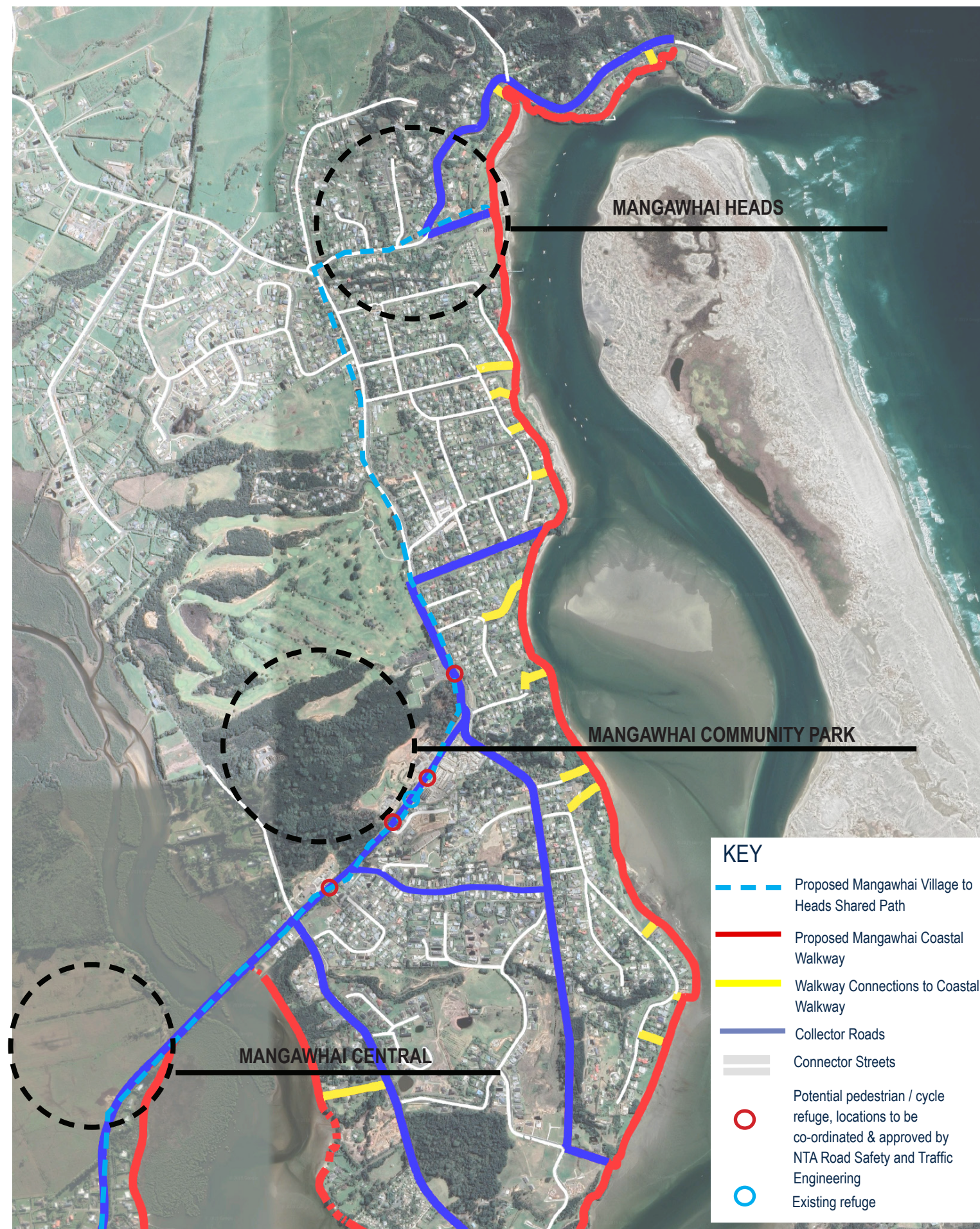
Mangawhai Community Park Concept Plan

L101 - Context Plan & Project Summary

Rev 06,10.09.20

Drawn:AN

Discussion Document



Mangawhai Community Park Connectivity

Kaipara District Council have completed multiple investigations, planning initiatives, feasibility studies and consultation, identifying opportunities for improving the pedestrian and cycle environments in Mangawhai. The proposed Mangawhai Community Park shared path will provide further connections linking into the wider existing and future transport network. It will create further recreational opportunities and commuter circuits on a separate dedicated pedestrian and cycle facility.

Below are listed some of the proposed developments, planning initiatives and agencies involved in the development of a comprehensive and integrated transport network in Mangawhai.

Planning Initiatives and Strategy's

Kaipara Walking and Cycling Strategy 2017
 Mangawhai Community Plan 2018
 Mangawhai Shared Path Connections Options Report 2018
 Mangawhai Coastal Walkway Feasibility Study (Draft 2019)
 Mangawhai Shared Path 'Village to the Heads' Business Case (Draft 2020)
 Cove Road - paper roads connecting to the western side of Mangawhai Community Park

Agencies and Governing Bodies

Kaipara District Council
 Northland Regional Council
 Mangawhai Community Park Governance Group
 New Zealand Transport Agency
 Northland Transport Alliance
 Te Uri O Hau
 Mangawhai Active Zone
 Friends of Mangawhai Community Park

Existing, Future and Proposed Development in Mangawhai

Mangawhai Central Mixed Use Development
 Mangawhai Coastal Walkway
 Mangawhai 'Village to Heads' Shared Path
 Mangawhai Community Park
 Wood Street Area Refurbishment



Photo Locations



Molesworth Dr / Thelma Rd intersection



Back of Mangawhai Museum, proposed bus parking area



Mangawhai Museum & Historic Village, looking south along Molesworth Drive



Mangawhai Historic Village and Car park



Looking South past the Historic Village towards the museum



Stream / Wetland requiring a new culvert / bridge crossing



Existing gravel path through Manuka looking north



Existing road side drainage to be extended to allow for path alignment



Photo Locations



Looking north along Molesworth Drive path to traverse grade change



Existing informal track through both exotic / native vegetation



BMX Pump Track



Looking south along gravel track towards pump track



MAZ area passive open space



MAZ Skate-Park recently upgraded 2019



Playground, furniture and shade structures looking north



MAZ car park, looking west towards playground

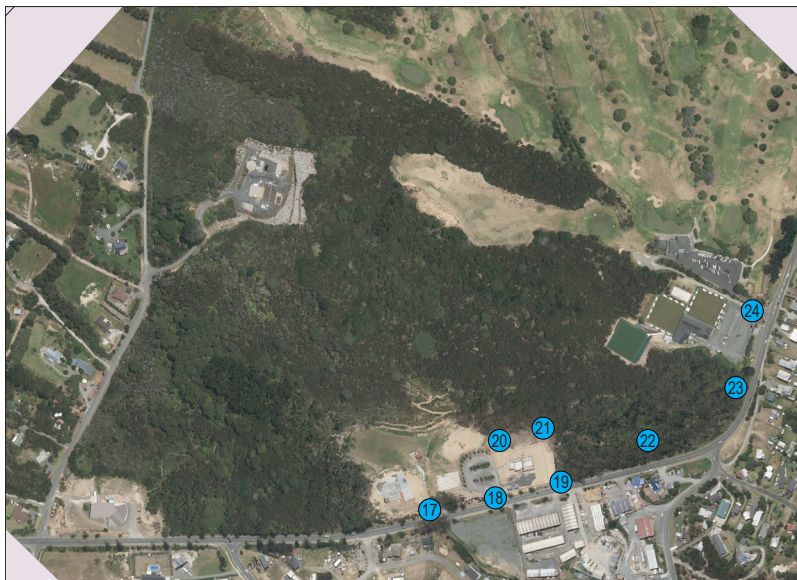


Photo Locations



MAZ building and maintenance access off Molesworth Drive



MAZ car park entrance off Molesworth Drive



Mangawhai Fire Station and St Johns Ambulance on Molesworth Dr



Looking north towards fitness equipment and back of emergency services



Fire Station storm water outlet



Wetland at northern end of reserve



Stepped access up to north eastern road connection



Road to Mangawhai Golf Club / Mangawhai Bowls

Key

- Mangawhai Community Park Site Boundary
- New 3 meter wide Shared Path
- Secondary Pathway
- Wetland / Stream
- Boardwalk / Benched Track
- Main Pedestrian & Vehicle Entrance
- Secondary Pedestrian & Vehicle Entrance
- Potential pedestrian refuge to improve safety of pedestrians accessing the Reserve - Locations to be coordinated and approved by NTA Road Safety & Traffic Engineering
- Existing pedestrian refuge
- Key note number

KEY Note

- 1 Existing entrance to Museum and Historic Village. Include new dedicated pedestrian access paths and pedestrian refuge. Reduce the width of the vehicle entrance to slow traffic and increase pedestrian space and landscaping opportunities.
- 2 Secondary vehicle access to be widened to allow access and circulation for service vehicles, Art Centre vehicles and buses.
- 3 Mangawhai Community Park entrance statement. Signage, lighting, landscaping and space for temporary, seasonal / event installations.
- 4 Mangawhai Museum, Historical Village and formalised existing car park. Additional space and paths are accommodated for safe and comfortable pedestrian access and movement.
- 5 Proposed bus maneuvering and parking space. Vehicle tracking and design required to ensure sufficient maneuvering space.
- 6 Potential bus turn around and visitor drop off zone located between the museum and proposed new arts building.
- 7 New arts building and shared outdoor / plaza space.
- 8 New two pan public toilet.
- 9 Existing Norfolk Pines retained where possible and supplemented with a native specimens.
- 10 New bridge across the existing overland flow path and wetland to allow for new shared path alignment and stormwater flow to the wetlands.
- 11 Existing stormwater outlet to be extended to allow for new shared path alignment. NOTE the shared path enters Road Reserve in this area.
- 12 This section of the shared path needs to traverse a level change of approximately 5 meters. To gain an all abilities path gradient a boardwalk or benched / retained path of approximately 70 meters will be required.
- 13 A new pedestrian access to the Park and connection to the shared path. Access supported by a new pedestrian refuge.
- 14 Existing BMX Pump Track. This section of shared path may require a section of low boardwalk or drainage to allow for draining of flood waters.
- 15 Open passive recreational space, sports training and events area. Potential overflow parking for MAZ events.
- 16 Existing Skate Park, recently extended and upgraded.
- 17 Potential location for proposed MAZ Clubrooms, overlooking the activity zone. This location needs further investigation, including investigation into required associated car parking, building size. Geotechnical assessment and survey required to ascertain if conditions are suitable. NOTE required services to be considered.



Mangawhai Community Park Concept Plan
L106 - Landscape Concept Plan Sheet 1 of 2

Rev 06,10.09.20

Drawn:AN

Discussion Document



Key

Mangawhai Community Park Site Boundary

New 3 meter Shared Path

Secondary Pathway

Wetland / Stream

Boardwalk / Benched Track

Main Pedestrian & Vehicle Entrance

Secondary Pedestrian & Vehicle Entrance

Potential pedestrian refuge to improve safety of pedestrians accessing the Reserve - Locations to be coordinated and approved by NTA Road Safety & Traffic Engineering

Existing pedestrian refuge

Key note number

Sheet 1 of 2

Sheet 2 of 2

KEY Note

Existing work shed.

Existing multi purpose courts.

Developed pedestrian access to the MAZ area and for maintenance vehicles. Could provide managed access to overflow parking for events or peak traffic flow times. A generous dedicated pedestrian access and entrance to the MAZ area including the container clubrooms, cafe and sheltered seating.

Removal of the earth mound between the existing car park and MAZ entrance can make way for some new parking along the front of the reserve. This will increase the park presence along Molesworth Drive and improve passive surveillance into the skate park area. This provides an opportunity to include secondary paths connecting the car park to the new shared path and surrounding activities.

New secondary paths linking the pump track, playground, car park and new shared path

Existing vehicle entrance to become exit from MAZ area car park. Designed to slow / manage vehicle movements, includes a generous pedestrian access and narrowed vehicle crossing.

Existing 2 pan toilet block linked by new pedestrian path and existing refuge on Molesworth Drive. New water tank to replace the existing one on the earth mound.

Existing Play Space includes seating, BBQs and shade structures. Furniture and associated facilities to be rationalised.



Mangawhai Bows

Molesworth Drive

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This section of the shared path needs to traverse a level change of approximately 10 meters. To gain an all abilities path gradient, a benched / retained path of approximately 140 meters will be required. This will provide a view throughout the reserve and into the wetland area.

A new park entrance will be formed and link the new shared path with the Bowling Club car park and the wider footpath network.

The Bowling Club car park could be reconfigured to allow a new ped / cycle entrance and / or connection point for the new shared path. There is a large area of parking at the Bowling Club that could be used for overflow parking for events in the Mangawhai Community Park with access via the shared path. The expansive asphalt area can be softened with planting.

A pedestrian / cycle refuge could be considered along this section of Molesworth Drive to provide safe access to the new reserve entrance and shared path.

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New Pump Track.

New open green space adjacent to the pump track with shade trees and picnic facilities.

Storm water outlet from the Fire Station. Create a planted swale to direct storm water to wetland or soakage area. Potential for interpretive / educational signage around SW treatment / management.

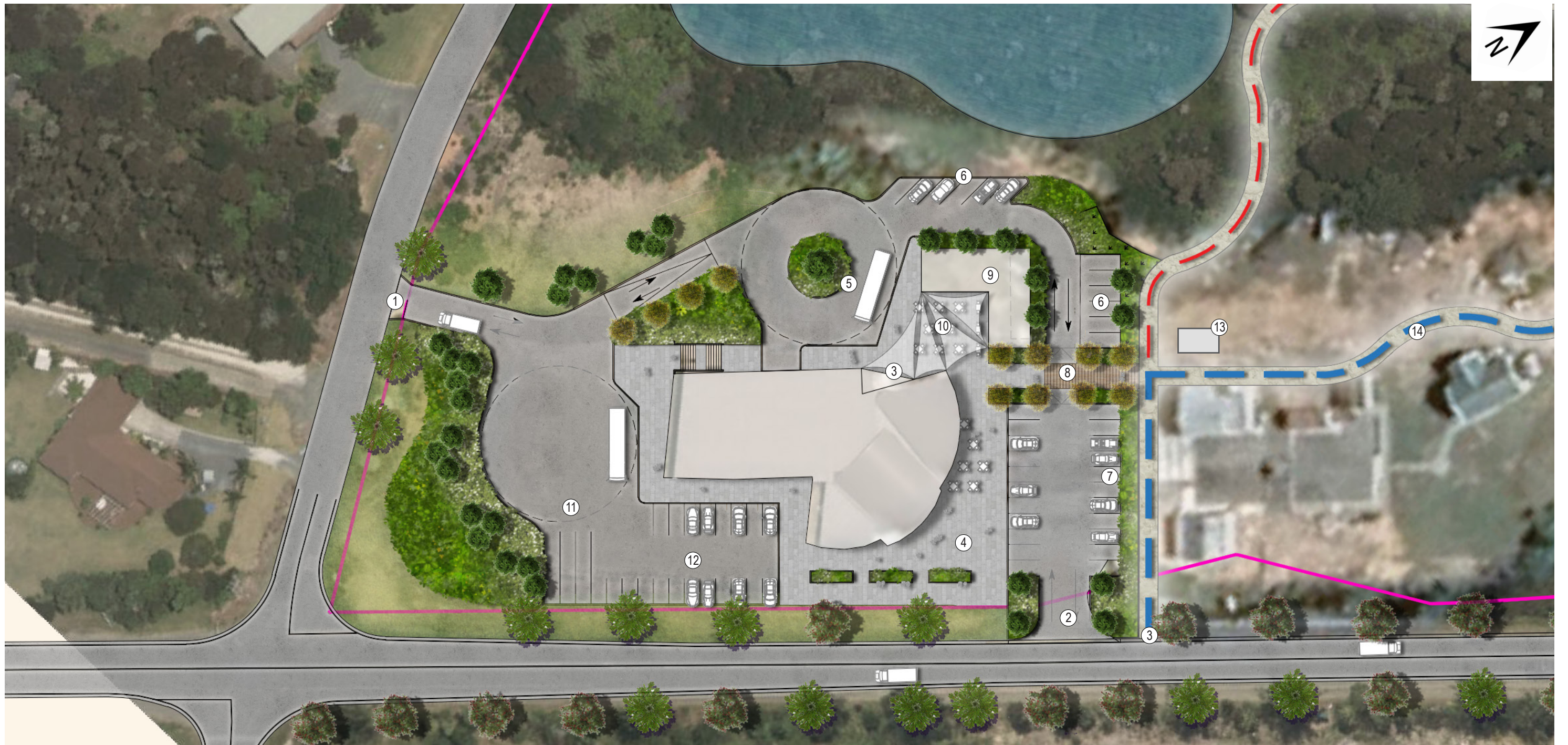
Mangawhai Community Park Concept Plan L107 - Landscape Concept Plan Sheet 2 of 2

Rev 06, 10.09.20

Drawn:AN

Discussion Document





Museum & Historic Village Car & Bus Parking

- ① New widened bus and secondary car entrance off Thelma Road to reduce bus movements in the central car park area.
- ② Car park entrance and exit designed to calm traffic and includes planting and entrance feature.
- ③ New dedicated pedestrian access to reserve to increase reserve presence on Molesworth Drive, provide improved passive surveillance and safe, legible pedestrian access to the reserve. Entrance features can include planting, fencing, signage and where appropriate lighting. Pedestrian access to be supported by a new pedestrian refuge. Exact location to be confirmed

- ④ New extended museum plaza to provide a generous, safe, pedestrian oriented experience for visitors and more space for outdoor dining.
- ⑤ New bus turn around and visitor drop off zone located between the museum and proposed new arts building.
- ⑥ New parking spaces for visitors to the proposed new arts facility, museum or historic village, drainage to be addressed.
- ⑦ Realign existing car parking and include landscaping to soften the space.
- ⑧ New raised pedestrian crossing providing a safe connection between the proposed shared path, the museum and proposed arts facilities.

- ⑨ New arts building and landscaping.
- ⑩ Museum and Arts shared outdoor multi-use space. Can be used for outdoor dining or small events.
- ⑪ Bus parking and maneuvering space.
- ⑫ Overflow and staff car parking.
- ⑬ New two pan public toilet.
- ⑭ New shared path.



MAZ Car park Concept

- ① Existing Avenue of Norfolk Pines retained where possible and supplemented with native specimens where required. Crown lifted to ensure clear sight lines and space for footpaths.
- ② Separate pedestrian, maintenance and overflow car park entrance.
- ③ New generous pedestrian access paths into the reserve to increase the reserve presence on Molesworth Drive, provide improved passive surveillance and safe, legible pedestrian access into the reserve. Entrance features can include planting, fencing, signage and where appropriate lighting. Existing MAZ container club rooms and cafe retained.
- ④ Potential new MAZ car park area long reserve frontage. Maximises reserve presence along Molesworth Drive and increase the capacity of the existing car park. Surface could remain permeable or Water Sensitive Design employed to manage stormwater. Requires existing earth mound removal.
- ⑤ The existing Phoenix palms to be removed to maximise parking and open space. New native specimen trees planted within and around the car park to provide shade and soften the hard surface. Further survey of this area will be required to finalise the car park layout.
- ⑥ Existing toilet retained, with new path connections from the car park and Molesworth Drive.
- ⑦ Existing multi-use courts retained with new path connections from the car park and Molesworth Drive.
- ⑧ New secondary paths connecting the various activities and parking within the MAZ area.
- ⑨ Skate Park



Mangawhai Community Park Project Team Update – February 2021

Meeting: Mangawhai Community Park Governance Committee
Date of meeting: 22 February 2021
Reporting officer: Jenny Rooney, Funding Advisor

Purpose/Ngā whāinga

To provide an update of the Mangawhai Community Park (MCP) Project Team's undertaking to support the organisations involved with the park, in line with the Mangawhai Community Park Master Plan.

Executive summary/Whakarāpopototanga

The MCP Project Team are currently working with the following organisations who have Leases, License to Occupy and Development Agreements within the Mangawhai Community Park:

- Mangawhai Historic Village providing assistance to complete the documentation for outstanding Resource Consent and Building Consents
- Daring Trust with their proposal for temporary storage on the Mangawhai Museum leased land and permanent placement of the Daring Ship
- Mangawhai Museum to finalise the surrender and variation of their Lease and the proposal to provide temporary storage of the Daring Ship on their leased area
- Mangawhai Artists with their Development Agreement application
- Mangawhai Activity Zone to establish processes for events

Recommendation/Ngā tūtohunga

That the Mangawhai Community Park Governance Committee:

- a) Notes the Mangawhai Community Park Project Team Update – February 2021

Discussion/Ngā kōrerorero

The MCP Project Team was established within Council in September 2020. The aim is to provide a coordinated approach within the Mangawhai Community Park. KDC subject matter experts make up the membership of the Project Team. They meet weekly to address issues arising within the Park and provide support, advice, and guidance to the organisations involved to achieve the best outcomes for the Park.

The following updates the committee on the current work occurring between the project team and the organisations. An additional overview of the work the Project team has completed and is currently working on is detailed in **Attachment A**.

Mangawhai Historic Village Trust (MHVT)

The Mangawhai Historic Village Trust has had a Development Agreement in place since 2016. The Agreement could not progress to a License to Occupy agreement until the outstanding Building and Resource Consents for buildings were completed. The Project Team has worked with MHVT to ensure the retrospective consents issues are addressed to enable the Building Consents, Code of Compliance and Resource Consents to be granted. The Ulrich Cottage Resource Consent will be finalised shortly. A Change of Use certificate so that the Cinema can operate from the building

and a Health License has also been issued. Once all consents are finalised, the Development Agreement can be changed to a License to Occupy for the footprint of the current buildings. Any further relocation of buildings is not included in the Development Agreement or Licence to Occupy.

Mangawhai Museum

The Museum Board of trustees and KDC project team members have had several meetings to address the land area that they intend to surrender and the resulting variation of their Lease. The Museum and the Mangawhai Artists Association have identified and pegged out the area.

The Museum trustees have also requested that the site of the temporary storage of the Daring be marked out, so that they can be clear about the relationship between the three buildings, and they have enlisted Jim Wintle to help with this.

Once the Parks and Recreation Manager is able to view the marked out areas and is satisfied with their location, Pacific Coast Surveys (PCS) will be requested to provide a survey of the area with the sites marked on it.

The Museum have requested that Council commission and pay for a site map from PCS that shows an accurate placement of the Museum building, the proposed Daring temporary storage, and the Artists area. This can then be appended to their lease documents.

The Daring Trust

Since the initial proposal was put forward to KDC in September 2020 there have been ongoing discussions and meetings between the Daring Trust and the Project team. The trustees have been proactive in providing information and working with the Mangawhai Museum to progress the temporary storage proposal.

A request was received on 29 January 2021 to site four 40ft containers on the Museum land, with a request to make a decision within three working days. This was declined as there was insufficient time to prepare a report for Council and there was no formal agreement with the Museum for temporary storage of the Daring.

The proposed area for the Daring permanent location is to be pegged out by Jim Wintle. The Parks and Recreation Manager will then view the intended location and check if there is any conflict with the Shared Path project and Public Toilets installation location.

The view of the Project team is the information provided to date requires more detail. To ensure confidence in the project's success, The Daring Trust is being asked to provide the following information:

- Quantity Surveyors Estimate including detailed calculations
- a detailed funding plan with timelines, dates, costings and amounts to be applied for and evidence the project meets the criteria of the funders and sponsors identified in the Funding Plan
- site plans showing the temporary and permanent locations
- detailed drawings of the temporary storage proposed

This additional information will enable KDC staff to confirm consenting requirements.

The Project team will continue to work with the Daring trustees to gather all the information so that a report can be put forward to the MCP Governance committee for consideration. If necessary, an extraordinary meeting may be called. Approval from Council will also be required.

There is urgency for the Daring Trust as the Daring ship will need to be removed from its current location no later than August 2021.

Mangawhai Artists Association

A copy of the Development Agreement has been forwarded to the Artists and they are working with the Museum and the project team to progress the application.

Mangawhai Activity Zone

Two events have taken place recently. Both did not apply for resource consent and event processes were not in place, however, both groups were able to work with KDC staff to obtain Traffic Management Plan approval. This resulted in pressure for MAZ organisation, event organisers and KDC staff. Staff worked with each organisation and MAZ to ensure the events went ahead, despite the requirement for a consent not being met.

Staff will inform organisers that the events cannot be held without appropriate consents in place next year. The Project team have also identified the urgency in ensuring event guidelines are established for the Mangawhai Community Park.

Staff are also investigating:

- the Café located within MAZ and if they are complying with their agreement
- the Artisan Bread mobile facility operating within MAZ, there has been no application made to Council for permission to sub lease or resource consent to operate within their leased area.

Significance and engagement/Hirahira me ngā whakapāpā

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website.

Next steps/E whaiake nei

- The MCP Project team will continue to work with the organisations involved in the Mangawhai Community Park to ensure the Mangawhai Community Park Master Plan is adhered to.
- The site of the Museum, the Daring temporary storage and permanent locations and Mangawhai Artists proposed site will be surveyed by Pacific Coast Surveyors.
- Establish event management processes and guidelines for the Park

Attachments/Ngā tapiritanga

	Title
A	Mangawhai Community Park Project Team Overview

Organisations	Description
The Daring Trust	The Daring Proposal for temporary storage on Mangawhai Museum leased land
Mangawhai Historic Village	Development Agreement - Outstanding Resource Consents and Building Consents
Mangawhai Museum	Variation to Lease & Surrender of Land
	Temporary Storage of the Daring on Museum land
Mangawhai Artists	Development Agreement Application
Mangawhai Activity Zone	Unauthorised events
	Subletting
MAZ Soul Concert	Event application
Mangawhai Bowl Jam	Event application
Artisian Breads	Unauthorised trading on MAZ footprint
Flow NZ Ltd	Traffic Intensity Assessment
Collective Impact Framework	To be rolled out on 22 February 2021

Mangawhai Community Park - Project Team	
Information	Date Received
Risk Adjustment Programme	28-Sep-20
Proposed site of temporary storage	28-Sep-20
Proposed temporary enclosure - site A preferred option	28-Sep-20
Daring Definitive Financials	15-Dec-20
Daring Project Financials	15-Dec-20
Project Timeline	15-Dec-20
Funding Strategy Basics	29-Jan-21
Daring Concept Drawings	29-Jan-21
Request to store 4x 40ft containers on	29-Jan-21
Application for Exemption Under Building Act EX 200551	
BC 1606048, BC 190217 and BC 150099	
RM 160370 & RM 160371	
Building Consent for Change of Use for Cinema	
Fire Engineers report	
Health License application for Cinema	
Museum and KDC working on the variation and surrender of land	
Museum have not formally given approval for the Daring temporary storage They have requested the Daring Trust mark out proposed area for temporary storage	
Development Application sent. The Museum has requested the Artists mark out the area for surrender	
MAZ allowing events within their LTO area	
MAZ is subletting to the Artisan Bread shop	
No resource consent, TMP or permission to hold event, goes against MCP Masterplan	
Resource consent not applied for. TMP application submitted, H&S and event plan supplied	
To be followed up once MAZ has been informed of breach of LTO	
To be completed	
BBQ organised	

Status	
Information received will be included in the Project Team report to the Mangawhai Governance Committee. Feedback from KDC project team is the information is light on detail and there is no confirmation from the Museum regarding the temporary storage of the Daring. The proposed permanent placement of the Daring encroaches on the Shared Path & Toilet installation projects.	
Declined due to timeframe, KDC staff were given two working days for an approval and no time to prepare a report for Council to consider	
Cannot be issued until confirmation Council approve temporary storage	
CCC has been issued	
In progress awaiting further information	
Change of use granted	
Completed	
Verification completed and License granted	
Museum have requested KDC commission and pay for a site map from PCS that shows accurate placement of the Museum building, proposed Daring temporary storage and Artists area	
The Daring Trustees to approach Pacific Coast Surveyors to provide a survey of area	
Awaiting information requested	
Regulatory and Property to Follow up	
Considerable work done across Council teams to get allow this event to take place	Lessons learnt - event processes to be developed before any future events take place on the MC Park
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