

Mangawhai Spatial Plan - engagement outcomes

Meeting: Council Briefing
Date of meeting: 4 November 2020
Reporting officer: Paul Waanders, District Planner

Purpose/Ngā whāinga

To provide an overview of the feedback received during consultation on the Mangawhai Spatial planning project and outline some suggested changes to the plan as a result for Council direction.

Context/Horopaki

Council were provided with an update report at the 27 May 2020 briefing. The Spatial Plan was released for public feedback between 6 July 2020 and 9 August 2020. This coincided with the public feedback period on the District Wide Spatial Plan as well as the formal submission period on Private Plan Change PPC78 (Mangawhai Estuary). No public meetings were conducted due to Covid 19 restrictions but eventually a second "Inquiry-by-Design" workshop amongst staff was conducted with **Attachment B** a result of that discussion.

Discussion/Ngā kōrerorero

This briefing will focus on the outcomes of the consultation from 6 July to 9 August 2020.

A total of 50 comments were received via the on-line questionnaire, while 13 additional memoranda were received as well as several explanatory memorandums with the on-line survey. All the information was analysed in **Attachment A** to this report.

The on-line survey asked questions about:

- The Vision
- The Natural environment
- Iwi and cultural celebration
- Three Waters
- The Living Environment
- Rural Residential and Lifestyle
- Community facilities
- Employment
- Transport

Key discussion points are outlined below.

The vision of a cohesive Mangawhai community that respects its natural setting; offers diverse and affordable living and working choices; and celebrates its iwi culture, its heritage and embraces the future, were supported. The vision was demonstrated in the design proposal of Nelder Farms with hamlets keeping the linkages of the natural environment as well as Bream Tail that have conditions to ensure the openness of the area. This proposal has now been incorporated into the updated Draft Spatial Plan.

Celebration of Māori Culture and local history as proposed in the Spatial Plan is supported with the clear understanding that consultation with Iwi will continue.

Three waters, as expected, created discussion about sustainable infrastructure and the cost of growth together with the availability of services. Northpower has identified its requirement with regards to servicing developments.

Housing and the variety of lot sizes showed an acceptance of smaller lot sizes but not of higher densities such as townhouses or apartments – this correlates with the original survey that was undertaken. For reference, it was noted that 400m² should be considered as the absolute minimum lot size.

Potential expansion of the Residential Zone reflected the views above with regards to lot sizes and provision of services.

Rural Residential proposals attracted the most comments, probably because of the pattern of development or the lack thereof. Several changes have been suggested which are now included in the latest version of the Spatial Plan.

Recreational facilities had a mixed bag of feedback with some reference to existing facilities and their upgrading. Normal community facilities such as a library, secondary school and playgrounds with the linking to each other was identified.

Employment zonings resulted in a discussion of locations with regards to Mangawhai Central, Black Swamp Road and Hakaru, the main recommended change being an overall reduction of land identified as being potential suitable for industrial use.

Transport responses were mainly on the support for a linkage between Molesworth Drive and Cove Road but also about the upgrading of existing routes. A Network Operating Framework (NOF) has been compiled to integrate land-use and transport priorities within the Spatial Planning process. Northland Transport Alliance (NTA) has requested that terminology be aligned to the requirements of the One Network Framework (ONF) in terms of the One Network Roding Classification (ONRC) published by NZTA Waka Kotahi in order to make the interpretation of roading improvements clear.

NZTA Waka Kotahi has made reference to the Government Policy Statement (GPS) on Transport and on Urban Development which coordinates the Urban Growth Agenda (UGA). Although communities in the Kaipara District are not considered as urbanised areas with communities of more than 10,000 people as is determined in the NPS UD, the principles of the NPS are worth following.

The Ministry of Education will not engage in land-banking for a secondary school and will provide schools when required. This matter is on the agenda of the Department of Housing and Urban Development as schools are seen as community hubs. The matter of a secondary school is not further perused in this Spatial Plan.

The hearing for the Mangawhai Estuary PPC78 is scheduled for 23-25 November 2020 and the outcome may have important repercussions for the Spatial Plan. However, it has to be borne in mind that the Plan Change is on the present District Plan and once finalised, has a life of 10 years before it is reviewed again. The Spatial Plan has a lifespan of between 30 and 50 years and therefore covers a longer and wider development timeframe.

The proposed changes are summarised in **Attachment B** which will be used to finalise the Spatial Plan for Mangawhai.

Next steps/E whaiake nei

Based on the feedback and direction received at this meeting, a final Spatial Plan will be prepared for Council's consideration at its meeting on 16 December 2020. The intention is that the Mangawhai Spatial Plan will be incorporated into the Kaipara District Spatial Plan 2050 – Ngā Wawata – Our Aspirations, which will also be a key document that guides and informs the review of the District Plan.

Attachments/Ngā tapiritanga

	Title
A	Report on Second Round of Submissions

B	Proposed revisions on the Mangawhai Spatial Plan
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