

MANGAWHAI SPATIAL PLAN

Proposed revisions after submissions



Kaipara District Council
Campbell Brown Planning
Urbanismplus
8 October 2020

Consultation feedback summary

- A total of 63 submissions were received.
- Not all submissions directly stated their support or otherwise for the proposed Spatial Plan Vision.
- Almost half of all submissions did not specify a position, but the majority of those provided extensive comments to this question.
- The table below show the breakdown of responses to this question.

Type of submission	‘Yes’ Supported	‘No’ did not support	Not directly specified	Total Submissions
Online	17	11	20	48
Individual	4	2	9	15
Total	21	13	29	63

Refer to full report by Campbell Brown Planning Ltd


















Recommended response to feedback

General

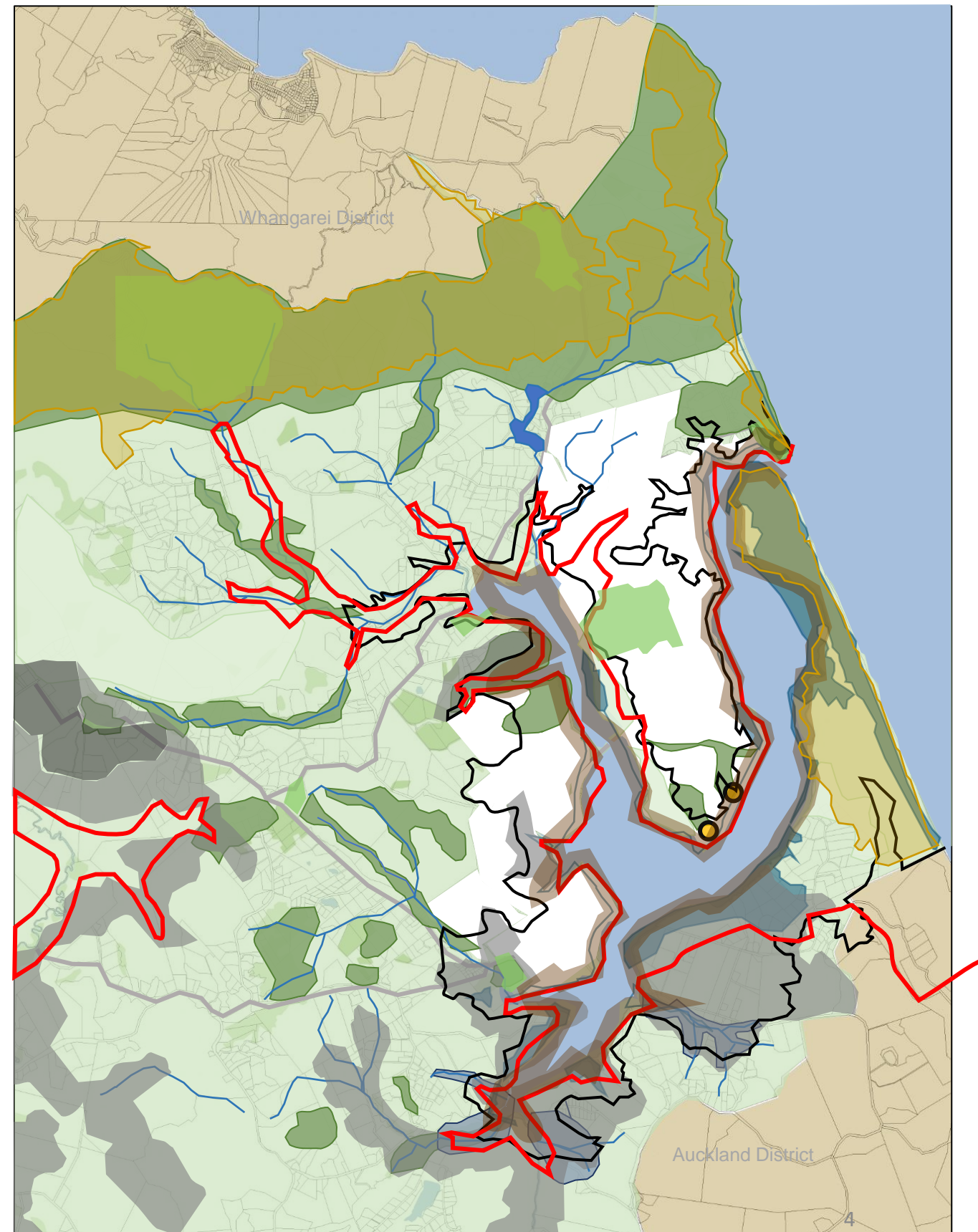
- Reinforce that Mangawhai's natural setting is paramount.
- In relation to the constraints map: clarify that the Tsunami Evacuation Area does not preclude buildings and development.
- Refer to revised map overleaf.

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
-  Existing rural or rural lifestyle areas
-  Public or other open space
-  Main roads
-  Areas outside the Kaipara District
-  Sea and estuary
-  Tsunami evacuation area

* Landscape character yet to be determined



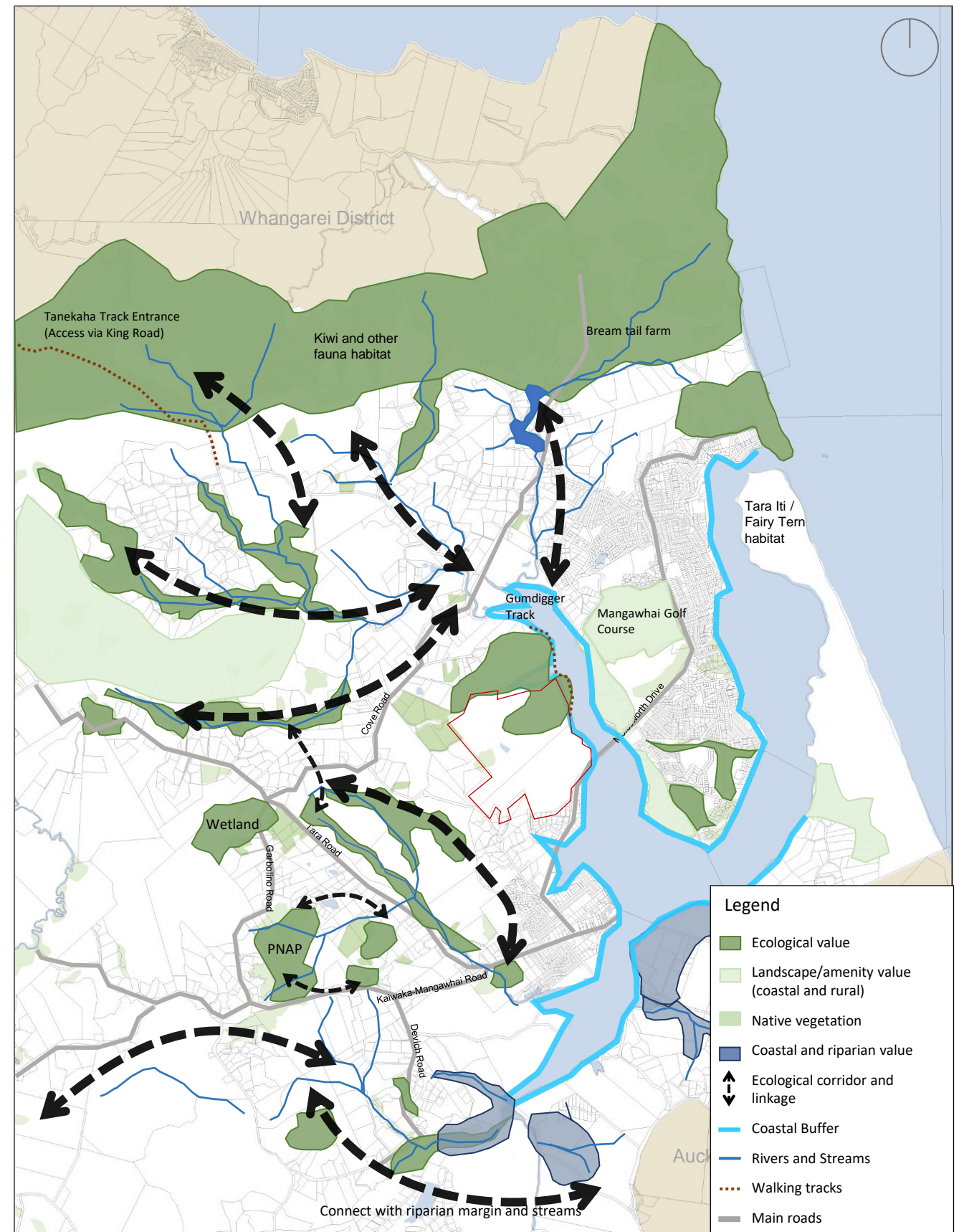
Recommended response to feedback

1. Natural environment

- Remove label 'kiwi zone' from Natural Environment map and clarify that kiwi and other fauna protection applies to the whole of the Brynderwyn's.
- On the map add a note that the sandspit is important as Fairy Tern habitat.
- Refer to revised map overleaf.

Natural Environment Recommendations

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



Recommended response to feedback

2. Iwi and cultural

- Seek further input and a statement directly from Te Uri a Hau.

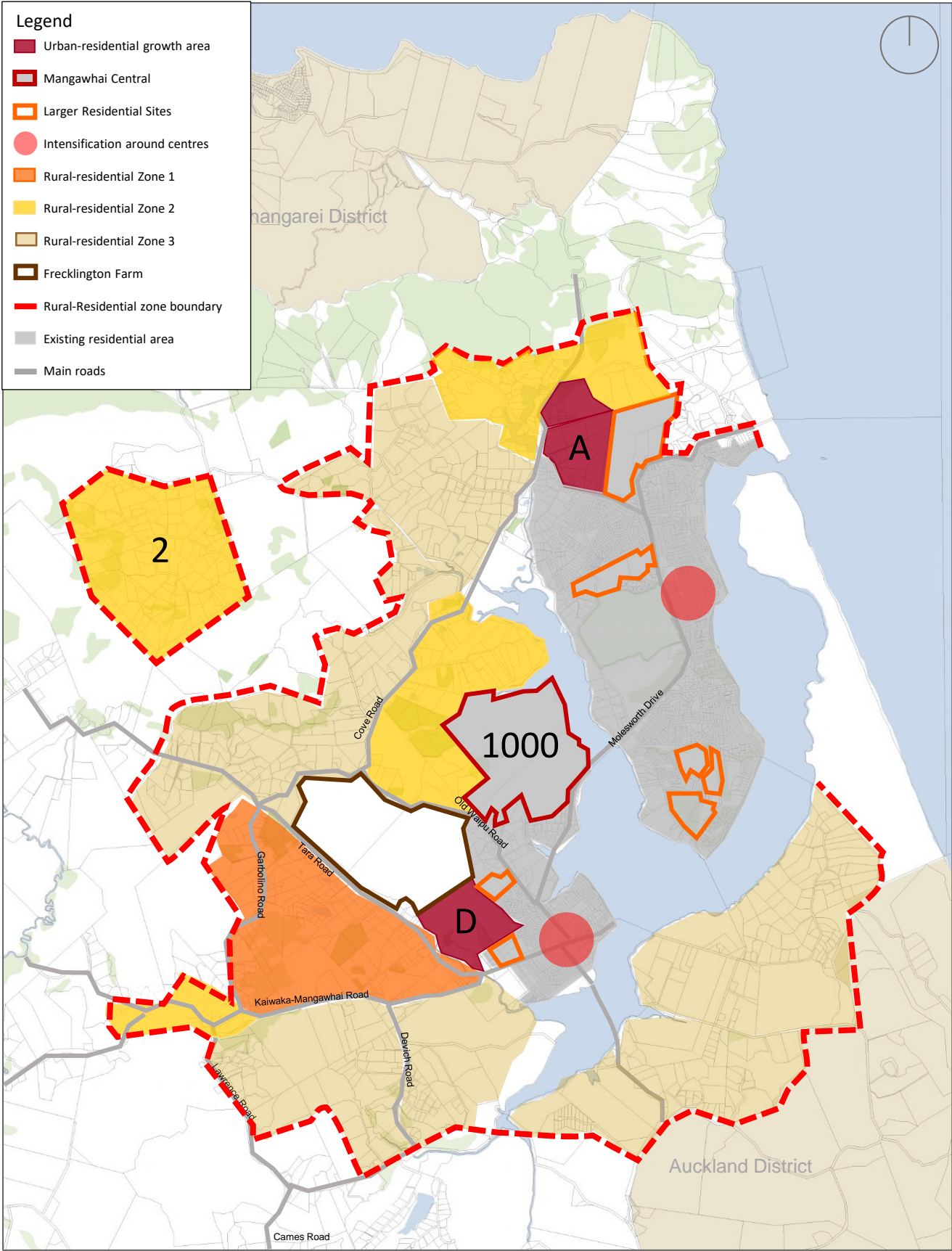
3. Three waters

- Strengthen the Spatial Plan with the statement that growth needs to be self-funded in terms of infrastructure, update based on Mangawhai Treatment Plant: Community Future Options Development.
- Clarify the need for future Northpower substation locations.

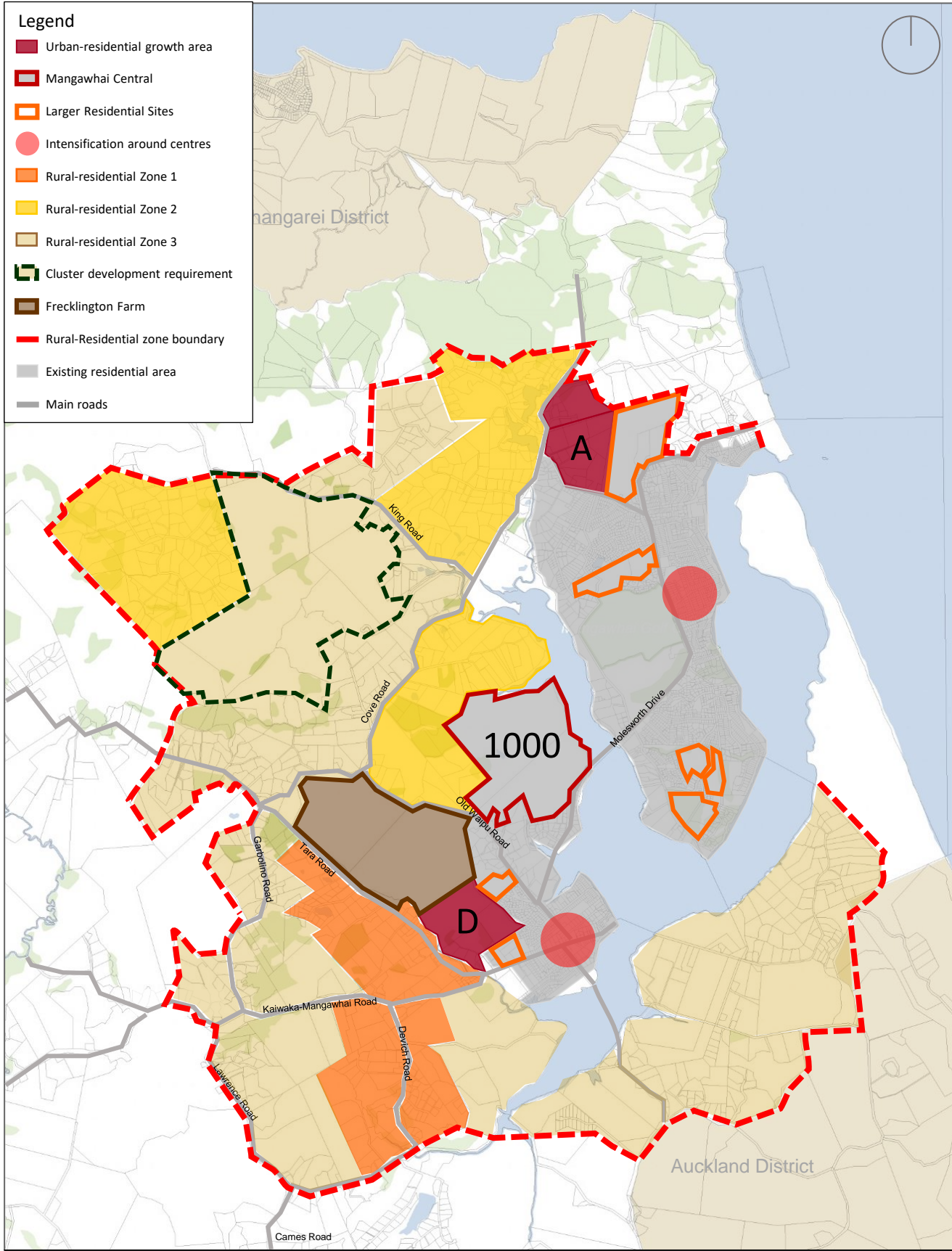
4. Residential character

- Retain the general growth strategy and vision of the draft Spatial Plan, subject to the following:
 - Urban Residential Growth Areas are to remain unchanged after review.
 - Review the spatial extent of the proposed Rural Residential Zone (refer to revised map):
 - Include the Nelder Farms area, but with special requirements for clustered development to facilitate ecological corridors and ensure appropriate visual impacts.
 - Revise Devich Road area.
 - Revise Bream Tail area.
 - Graphically better represent Frecklington Farm area.
 - Confirm the approach of greater residential density around the two existing centres and on large vacant residential zoned sites (still with a maximum building height of two levels).
- Refer to the revised maps overleaf.

Original

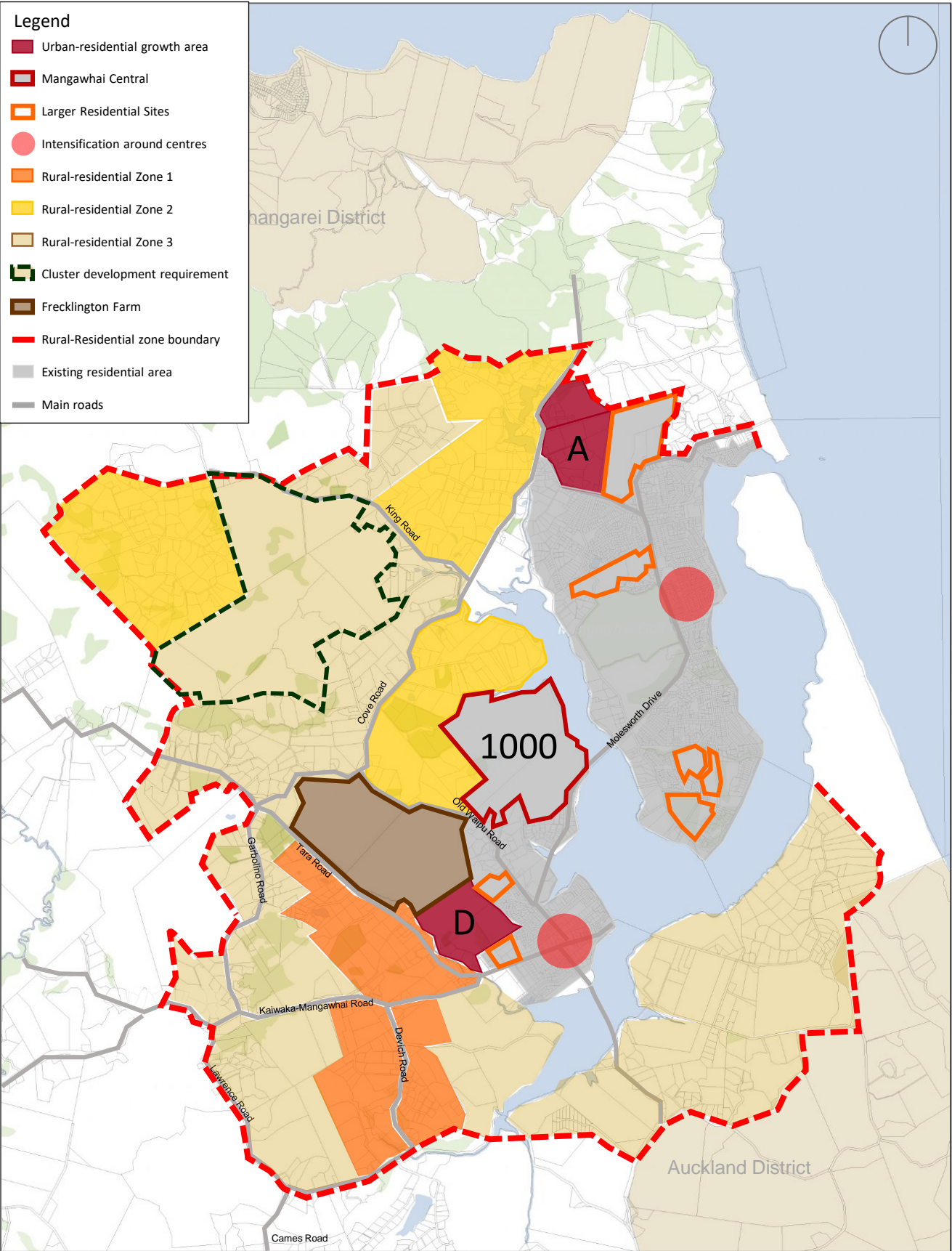


Revised



Residential growth plan

		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 Centres	30	49
	More density larger Res. sites	538	1,291
	Growth pockets	302	725
	SUBTOTAL	4,186	9,878
Rural-Residential	Rural-residential Zone 1	149	358
	Rural-residential Zone 2	48	115
	Rural-residential Zone 3	181	434
	Frecklington Farm	79	190
	SUBTOTAL	457	1,097
TOTAL		4,643	10,975



Supply up to 2044
784 people over medium projection

5. Community

- Delete from the overall Spatial Plan map the icons for ‘possible sports field location’, ‘possible library location’, and ‘possible Council office location’.
- Add the following statements regarding schools:
 - “The Ministry of Education will continue to monitor and assess forecast demand for schooling in Mangawhai over the duration of the spatial plan, and work collaboratively with the Council on any changes in the school network”.
 - “For any school, a site within the urban area is preferred to ensure schools are focus points for the community and are accessible by foot and bicycle”.

6. Employment

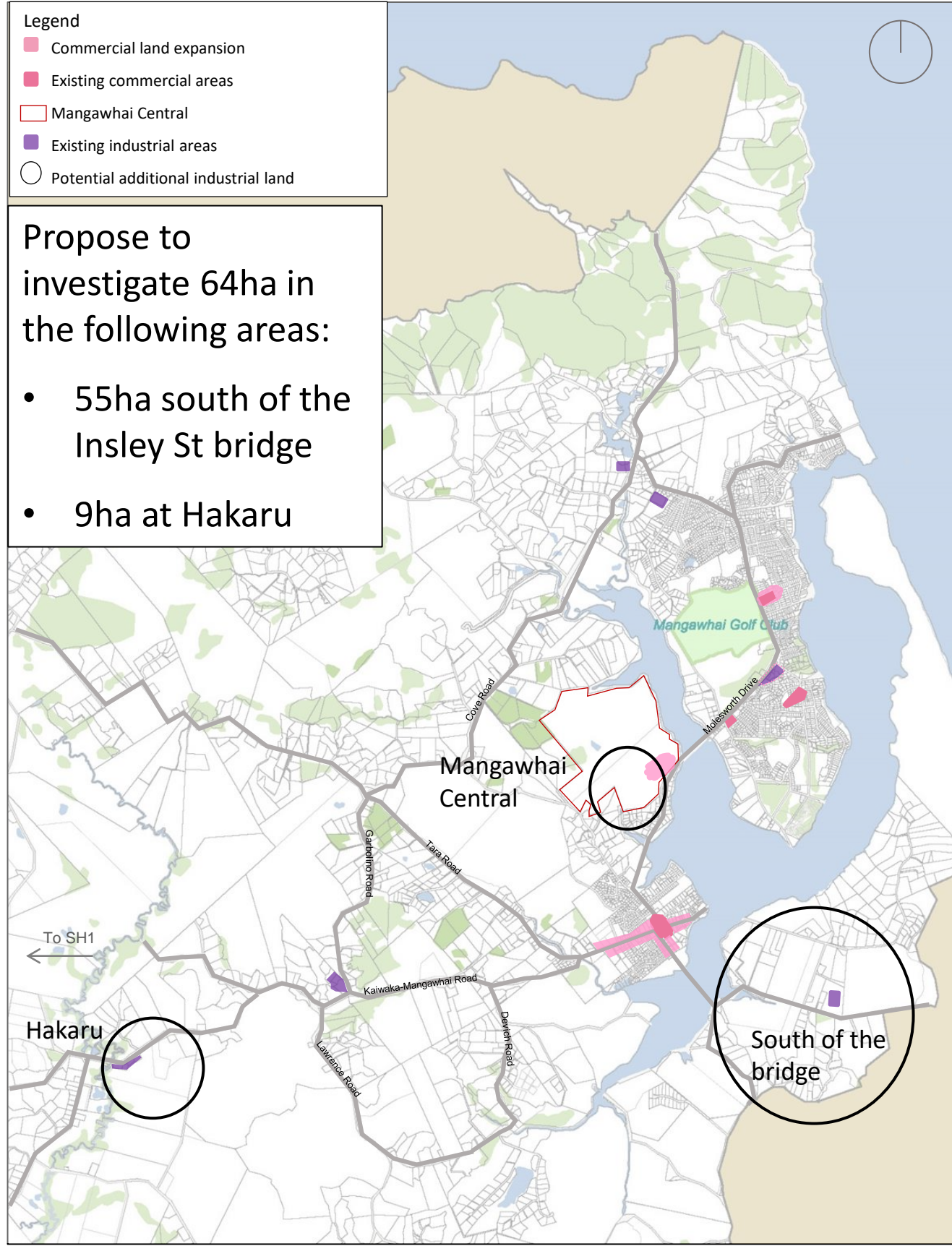
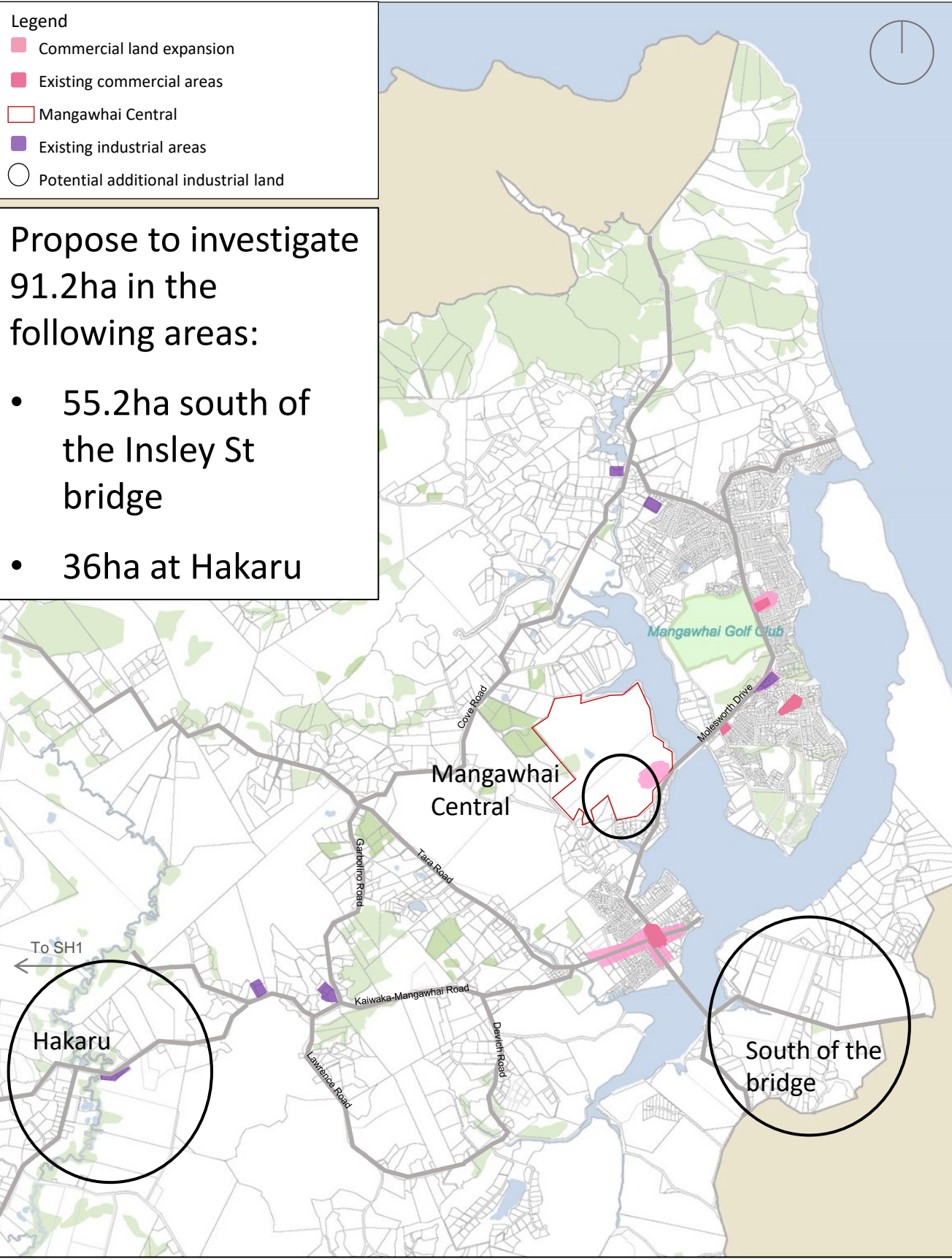
- Retain the general growth strategy and vision of the draft Spatial Plan, subject to the following:
 - Refine the potential industrial sites in Hakaru and ensure wording regarding the status and intention of these areas is clear.
 - Remove 13 Wood Street as a possible future commercial site.
 - Add the 115 Blackswamp Road existing industrial site to the map.
 - Correct Hakaru existing industrial site.
- Refer to revised maps overleaf.

Original

Employment land

Business – Industrial land

Revised

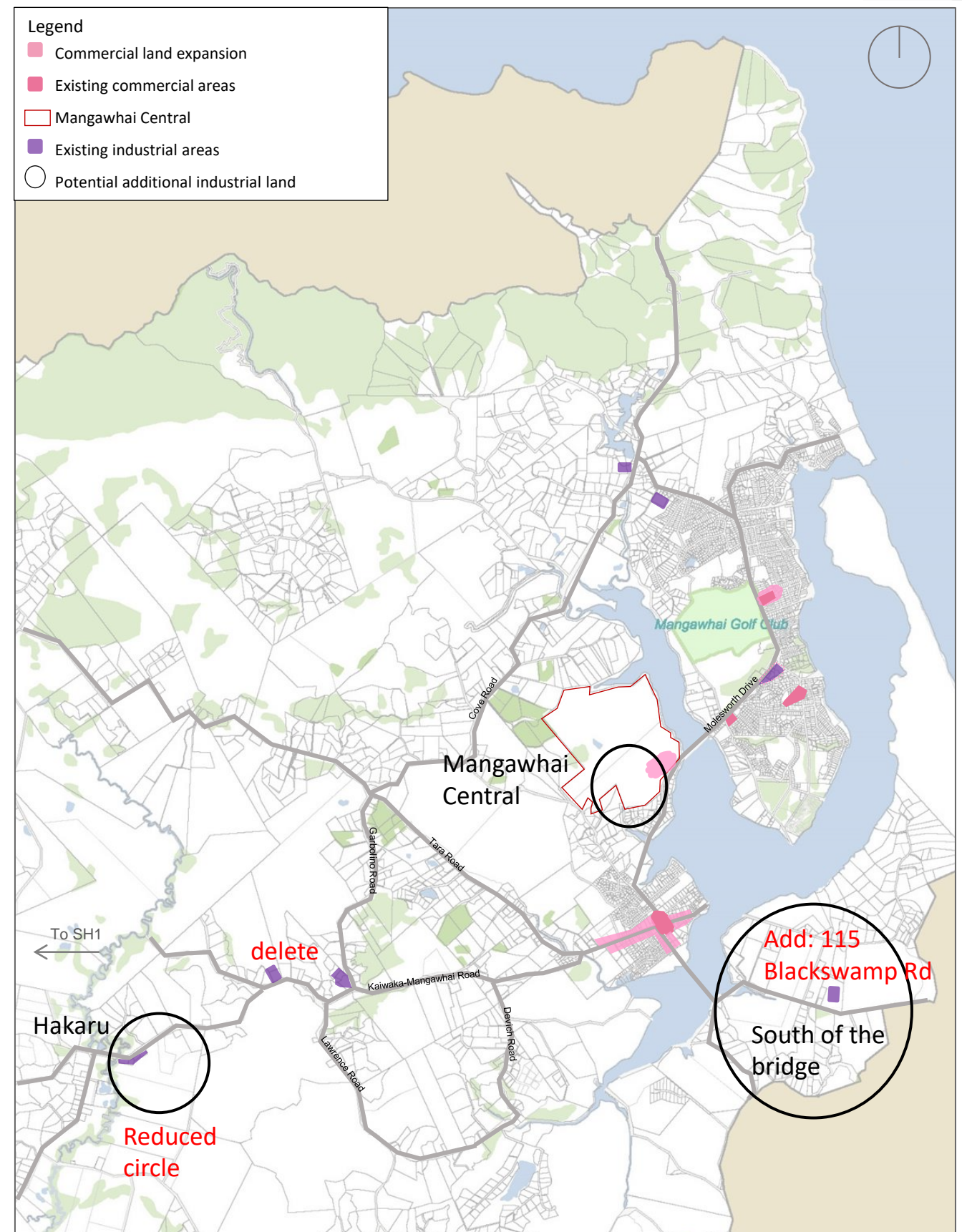
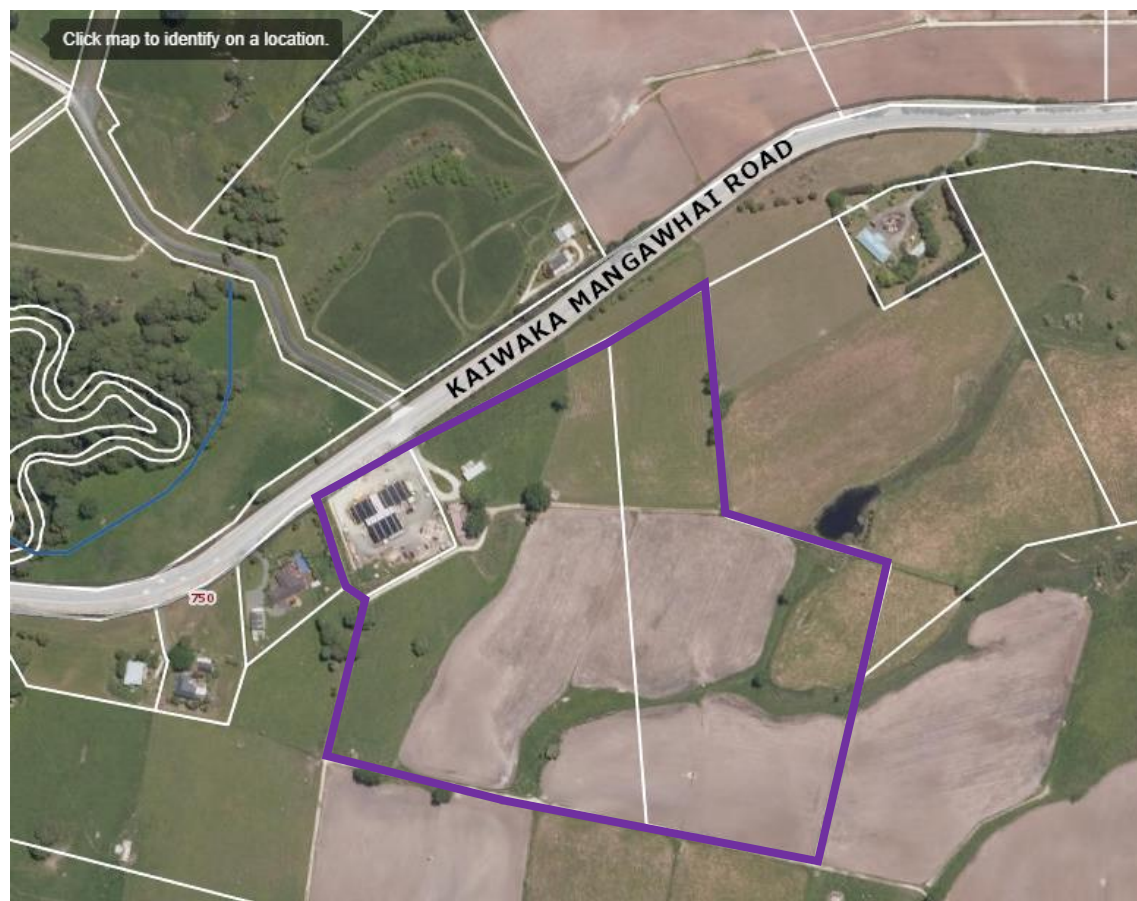


Employment land

Business – Industrial land

Propose to investigate 64ha in the following areas:

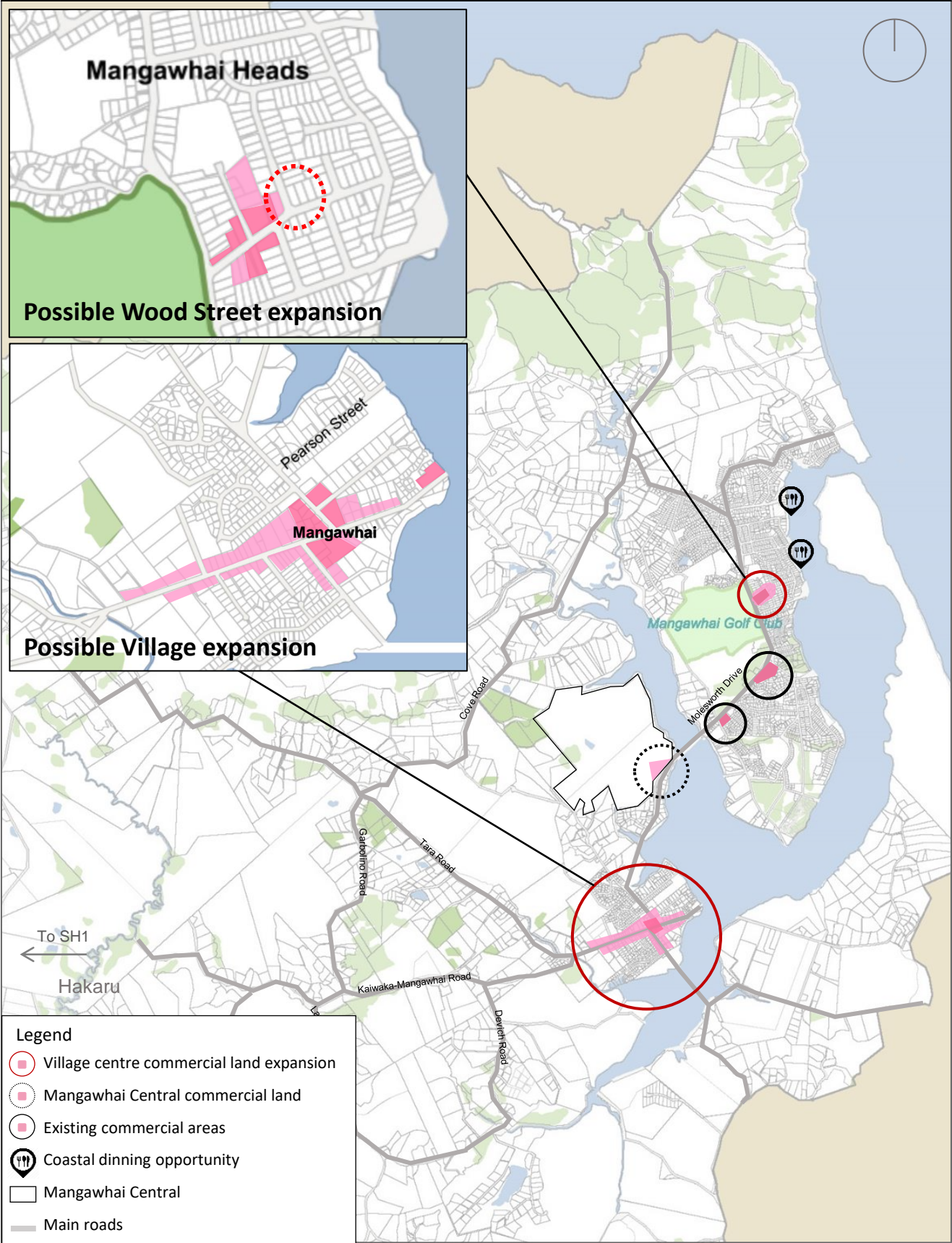
- 55ha south of the Insley St bridge
- 9ha at Hakaru



Revised

Employment land
Business – Commercial land

Possible village expansion - 12.3ha

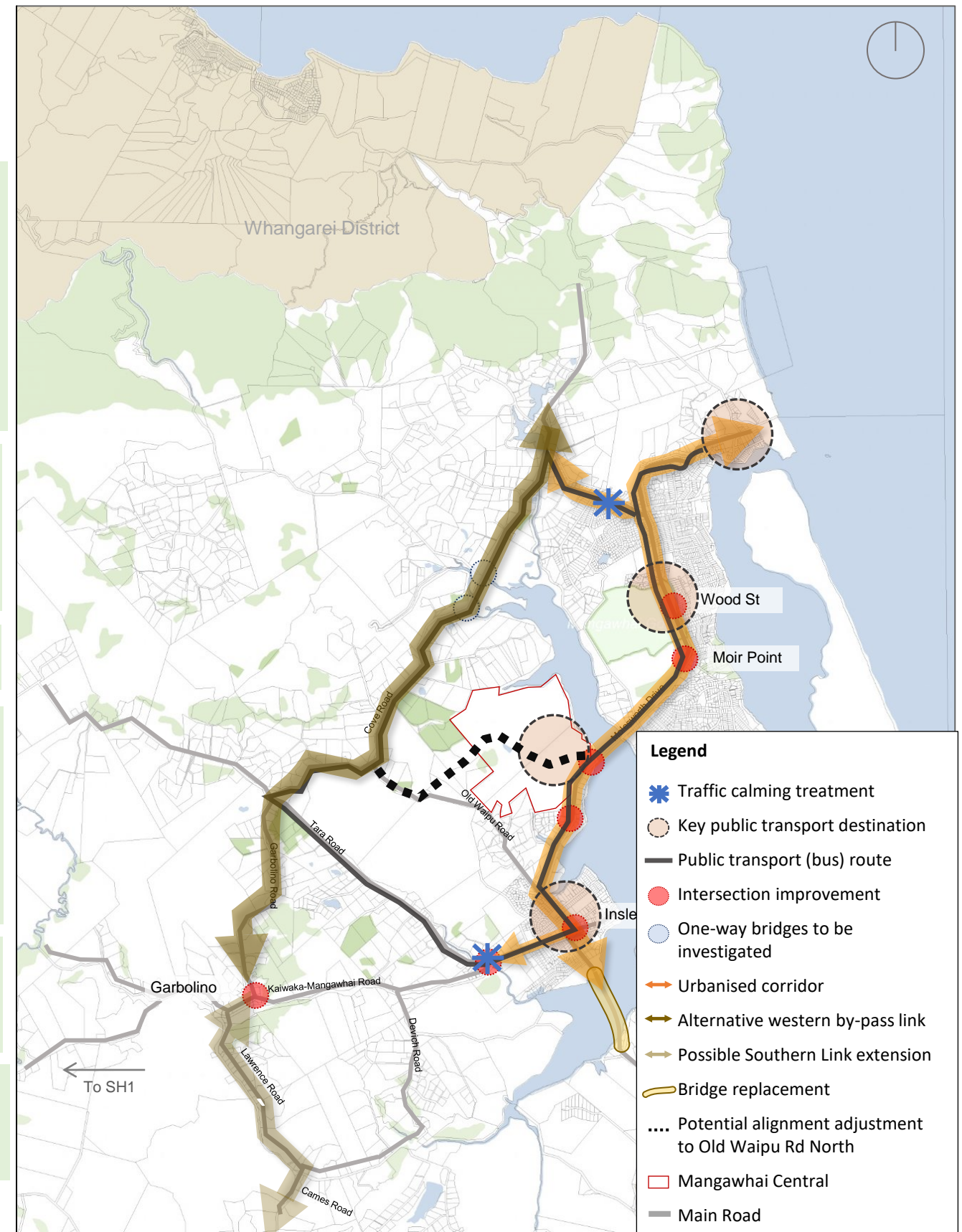


7. Transport

- Retain indicative collector road connection between Molesworth Drive and Cove Road via Mangawhai Central.
- Adjust walking and cycling routes through Mangawhai Central in line with Plan Change but retain community aspirational route along estuary.
- Form a public transport (bus) loop via Cove Road and Tara Road, in addition to Molesworth Drive, Mangawhai Heads Road West, and Moir Street.
- Replace 'PT catchment' by 'key PT destination' in the legend with the map.
- Update the report to highlight the need to review accessibility to the estuary / beach (access, parking and boat launching).
- Refer to revised maps overleaf.

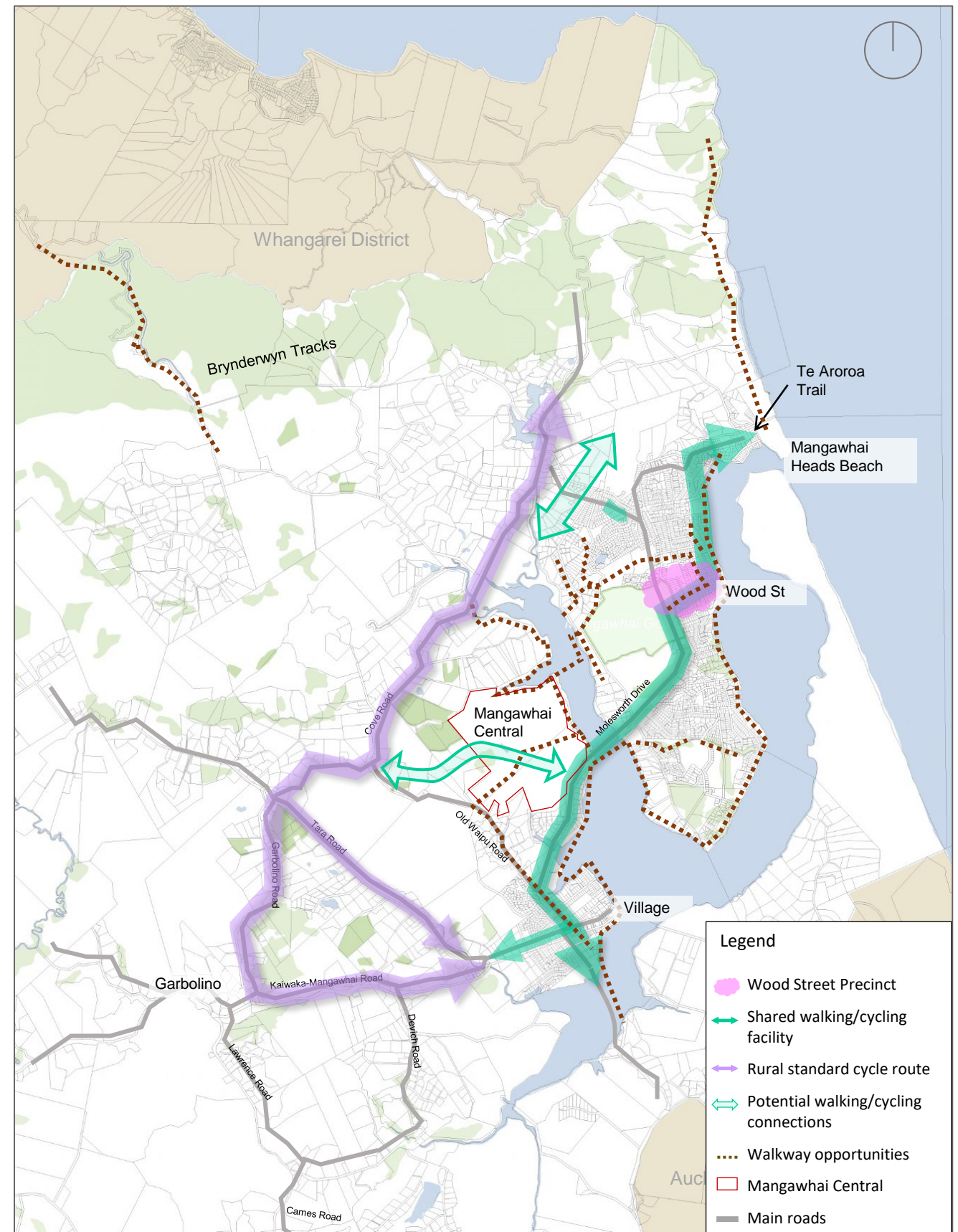
Roading Recommendations

- Progress with the upgrade of intersections 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 developer to investigate the realignment of Old Waipu Rd.
- Investigate a public transport loop servicing the centres and key destinations.



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 or unformed roads to become either part of the road network or pedestrian/cycling connections.
- Ensure walking and cycling connections between subdivisions through rules.
- Investigate cycling opportunities Cove Rd.



Recommended response to feedback

Mangawhai Spatial Plan summary diagram

- Adjust overall Spatial Plan map (report Figure 2 -1) as per recommended responses above, refer to map overleaf.

Spatial plan

Legend

-  Te Ika Ranganui
-  Potential Whaharau
-  Existing urban area
-  Urban Expansion areas
-  Green Network
-  Rural Residential (lifestyle) areas
-  Commercial areas
-  Industrial land
-  Coastal edge
-  Potential biodiversity connections
-  Western access approach
-  Rivers and Streams
-  Potential indicative new connection
-  Key walking and cycling route
-  Slow Street
-  Centre

