

MANGAWHAI SPATIAL PLAN

KAIPARA DISTRICT COUNCIL

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AND:
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This report is a summary of the outcomes of a series of focus group meetings, consultation sessions, and workshops. Much of the analysis, including diagrams and maps, has been produced in a workshop context and are indicative only. The main aim of this analysis is to provide background to the proposals. The projects and initiatives within this report should also be considered provisional only.

CONTENTS

FOREWORD AND STATEMENT BY TE URI O HAU

EXECUTIVE SUMMARY

SECTION 1. INTRODUCTION

- 1.1 Project background
- 1.2 Project process
- 1.3 Project purpose
- 1.4 Project output

SECTION 2. MANGAWHAI SPATIAL PLAN 2020

- 2.1 The vision
- 2.2 The opportunities
- 2.3 The constraints

SECTION 3. THE SPATIAL PLAN THEMES

- 3.1 Natural environment
- 3.2 Iwi and cultural
- 3.3 Three waters
- 3.4 Living Environment
- 3.5 Community
- 3.6 Employment
- 3.7 Transport

3 APPENDICES

48

- 4 Appendix A. Project process
- Appendix B. Growth projection assumptions
- 5 Appendix C. Provisional residential growth areas assessment
- Appendix D. Provisional detailed assessment of rural-residential areas
- Appendix E. Growth options considered
- Appendix F. Current District Plan employment land capacity calculation

7

11

FOREWORD

Kia ora

This spatial plan for Mangawhai is a blueprint for how Mangawhai could grow over the coming years. Developed on behalf of Kaipara District Council, it has had significant input from the community throughout each stage of its development.

Nothing stays the same forever. Kaipara is the fastest growing district in the Northland, which is a trend we expect to continue for some time. This plan is a step towards directing growth in a planned and sustainable way over the next 20 to 25 years. It will lay the foundations for future strategies and actions, for refreshing our District Plan and for building infrastructure that will meet the demands of the growing community.

Determining where and how to grow has been challenging and we are grateful to those who have taken the opportunity to contribute to the plan. We found that individuals held many different views and we hope that, by listening to what people said, we have achieved the right balance between respecting what people want, keeping our environment and our culture sustainable, limiting the cost of infrastructure and providing for the living, employment and transport needs of the community.

We know that people are attracted to Mangawhai for a myriad of reasons; the incomparable beaches, the coastal walks, the easy lifestyle, the proximity to Auckland, the tight community feel and much more. While some of that will inevitably evolve as we grow, we have sought to capture the essence of what Mangawhai is all about.

This plan will allow the Council to be master, not servant, of growth, allowing options for development, while also placing boundaries around what is sustainable and what is not.

The variety of housing density zones will provide greater housing options, while limiting urban sprawl and infrastructure costs. More people will bring improved facilities, supermarkets, shops and employment for those who want to establish themselves in Mangawhai.

We believe this paints an exciting future for Mangawhai. We hope you agree.

Ngā mihi nui



Dr Jason Smith
Mayor of Kaipara District

STATEMENT BY TE URI O HAU

Te Uri o Hau embrace the seven kaupapa embedding in the Mangawhai Spatial Plan. Historically Mangawhai was a prized area for resources and military advantage, and therefore was occupied seasonally and strategically by Te Uri o Hau. Spatial planning is a long established method used by Māori to ensure the resources, whenua, moana and people were managed and balanced for generations to come. Over time our people have lost its connection to Mangawhai through residential lifestyle preferences and economic accessibility. The Mangawhai Spatial Plan provides a gateway, where Te Uri o Hau can visually belong again and celebrate its history.

Te Uri o Hau advocate for allowable growth. In an indigenous planning world this was measured by the health of the waters, whenua and the availability of kai. To celebrate collectively the richness of Mangawhai is to take into consideration what the water, whenua, and resources can sustain. Te Uri o Hau, being visible in the Mangawhai landscape, will provide context as to what should be valued and how sustainability can be measured. Our stories, waiata and whakatauki can provide signposts of how to undertake sustainable spatial planning.

Te Uri o Hau would like to advocate for an area of learning in Mangawhai using indigenous knowledge and scientific balance to protect and enhance the natural environment, a whare of excellence to draw together researchers and learners focusing on the uniqueness of the biodiversity of Mangawhai. From a sub-regional perspective, our stories can create a connectivity from coast to coast which will create hubs and pockets of interest which add to the experience of the Kaipara District and Mangawhai.

EXECUTIVE SUMMARY

The Kaipara District Council (KDC) commissioned the development of a Spatial Plan for Mangawhai. The Spatial Plan was developed and delivered through a series of consultation sessions and an 'Inquiry-By Design' workshop in the period between July and December 2019.

The aim of the Spatial Plan is to provide a high-level 'spatial picture' of how Mangawhai could grow over the next 20-25 years, address the community's social, economic and environmental needs, and respond to its local context.

The Spatial Plan will provide the KDC with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level.

Vision

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.

The plan continues to support the overall vision for the area that was set out in the Mangawhai Community Plan 2017 (MCP):

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.

Spatial Plan Themes

To achieve the vision and respond to the opportunities identified through the process, seven themes were developed, each with their own aim. These are as follows:

- **Natural environment:** protect and enhance biodiversity links, waterways, and the coastal area.
- **Iwi and cultural:** celebrate Māori culture and make local history visible.
- **Three Waters:** provide efficient, clean infrastructure that will serve the community well into the future.
- **Living environment:** direct growth outcomes which support community needs and housing choices.
- **Community:** strengthen, enable and connect the local community through facilities and programmes.
- **Employment:** support the local economy, and attract more visitors, entrepreneurs, and employment uses.
- **Transport:** improve safe walking and cycling options, and manage vehicular traffic.

Key outcomes of the Spatial Plan

A series of actions are recommended for each theme. In headline terms these include the following:

Natural environment

- Enhance and protect the ecological corridors from the hills to the sea.
- Improve connectivity and public access to the local natural environment.
- Provide blue-green infrastructure to enhance biodiversity, environmental health and stormwater management.

Iwi and cultural

- Identify, protect and communicate the cultural and archaeological histories of the people of Mangawhai.
- Work directly with Te Uri o Hau on the implementation of all Iwi initiatives in the Spatial Plan.

Three Waters

- Develop a long-term sustainable mechanism for the treatment and disposal of wastewater.
- Achieve hydrological neutrality and quality discharges across the Mangawhai catchments.
- Develop a long-term strategy for the supply of potable water.
- Ensure that the costs of growth are borne by land developers and not the community.

Living environment

- Make more efficient use of the existing, and slightly expand, the residential zone.
- Create rural residential zones.
- More strongly protect the rural zone for rural production activities.

Community

- Provide additional community facilities that continue to meet the needs of the growing and developing community.
- Advocate for the provision of a Secondary School.
- Develop and implement a strategy to address the shortage in aged care facilities.
- Support initiatives for a safer community.

Employment

- Provide additional business zoned land to provide for local economic growth and employment.
- Provide additional industrial land to meet future demand.
- Develop and implement an employment and business attraction strategy in conjunction with business networks.

Transport

- Increase connectivity and ease of movement within and around Mangawhai through upgrades of roads and bridges.
- Improve walking and cycling conditions and connections.
- Redesign the Alamar Street boat ramp carpark area.

SECTION 1 - INTRODUCTION

1.1 PROJECT BACKGROUND

Mangawhai is a coastal community located around the Mangawhai Harbour on the east coast of the Kaipara District. The rural area surrounding the town stretches out towards the Brynderwyn Hills to the north and State Highway One and Kaiwaka to the west (refer to **Figure 1-1**). The territorial authority border with Auckland Council is nearby to the south.

Mangawhai has a distinctive coastal and rural character that makes it an attractive location for people to live and recreate. It has traditionally been, and still is, a popular holiday destination with a large number of existing dwellings utilised as holiday houses. This results in the population more than doubling during the peak summer months.

The proximity of Mangawhai to State Highway One (refer to **Figure 1-2**) and the wider Auckland metropolis means that the town and surrounding areas have also become increasingly popular locations for people to live, while commuting to Auckland and Northland for employment.

The Mangawhai town and surrounding areas have experienced significant growth in permanent population over the past 15 years. It has become the second largest town and the fastest growing urban area in the Kaipara District. This growth has resulted in a gradual but measurable change in the physical and social characteristics of the area. These changes include an increase in land subdivision both within the existing urban areas and the surrounding rural areas. The increased permanent population also places more demand on the physical and community infrastructure such as roading, three waters and community facilities.



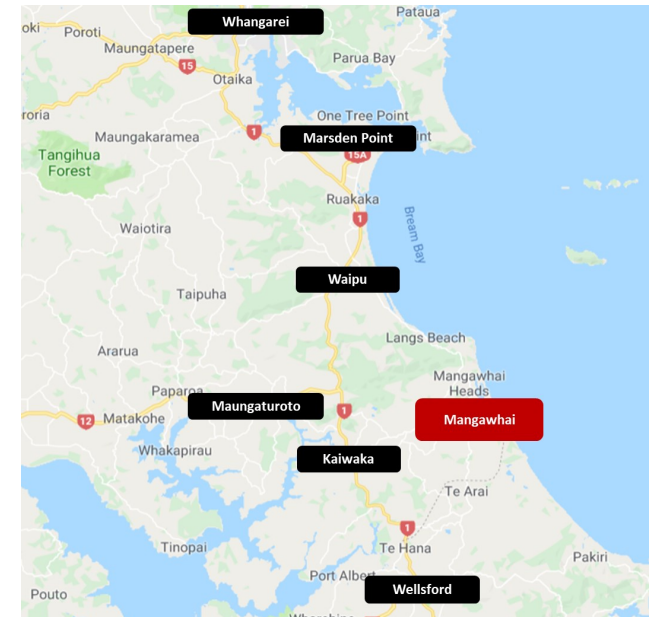
ABOVE FIG. 1-1: Aerial photo of the wider Mangawhai area

1.2 PROJECT PROCESS

In mid 2019 KDC commissioned Urbanismlplus and Campbell Brown Planning to develop a Spatial Plan for the Mangawhai area. This Spatial Plan has been informed by a series of consultation sessions and an 'Inquiry-by-Design' workshop, held in the period between August and December 2019.

The Spatial Plan was released for public feedback between 6 July 2020 and 9 August 2020.

Refer to **Appendix A** for a comprehensive description of the project process.



ABOVE FIG. 1-2: Mangawhai in the context of SH1 between Wellsford and Whangarei

1.3 PROJECT PURPOSE

The purpose of the Spatial Plan is to provide a high level development strategy that provides a framework for Mangawhai to accommodate growth over the next 20 to 25 years. The strategy addresses the environmental, social, cultural and economic needs that are important to the community, while recognising the implication of natural and physical constraints for the future development of the area.

The Spatial Plan will provide the KDC with strategic directions and recommendations for decision making related to council regulatory plans, infrastructure investment, and service provision.

1.4 PROJECT OUTPUT: SPATIAL PLAN

Scope

The Spatial Plan covers the Mangawhai urban area and immediate surrounding rural land. It is a visual illustration of:

- The recommended future location, form and mix of residential, rural community and business areas;
- Critical transport initiatives;
- Three waters, and other infrastructure and facilities upgrades;
- Environmental and cultural initiatives; and
- Relevant environmental constraints, including natural hazards.

The Spatial Plan proposes specific actions for the Council to implement. This includes:

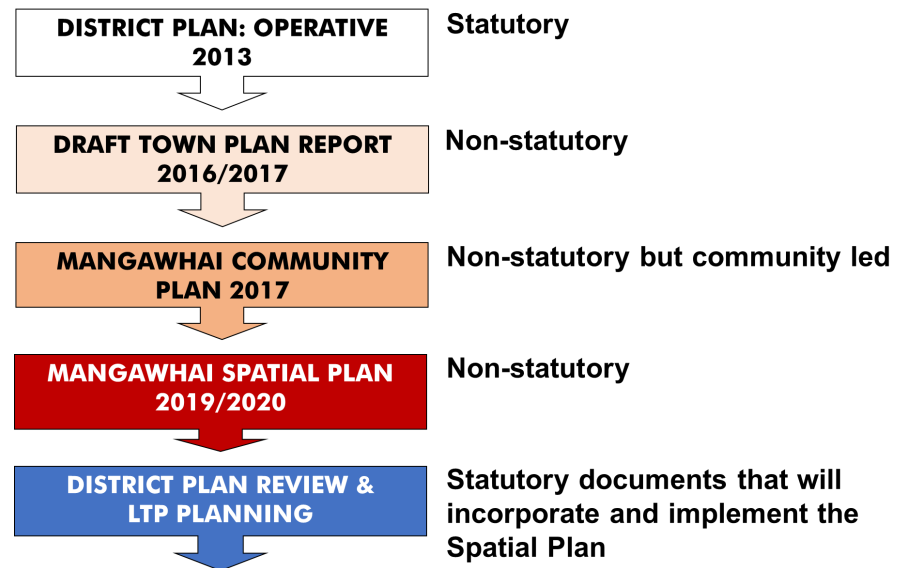
- Further information required to make informed decisions around planning and funding of infrastructure; and
- The review of the operative Kaipara District Plan provisions.

Regulatory Status of the Spatial Plan

The regulatory status of the Spatial Plan is shown in **Figure 1-3**.

The Mangawhai Spatial Plan is a non-statutory document that builds on previous work undertaken by KDC since the adoption of the operative District Plan in 2013. It also builds on the Key Moves set out in the MCP.

The Spatial Plan will inform the review and preparation of statutory documents required by the Resource Management Act 1991 and the Local Government Act 2002, such as the Kaipara District Plan and the KDC Long Term Plan.



ABOVE FIG. 1-3: The regulatory status of the Spatial Plan

SECTION 2 - MANGAWHAI SPATIAL PLAN 2020

2.1 THE VISION

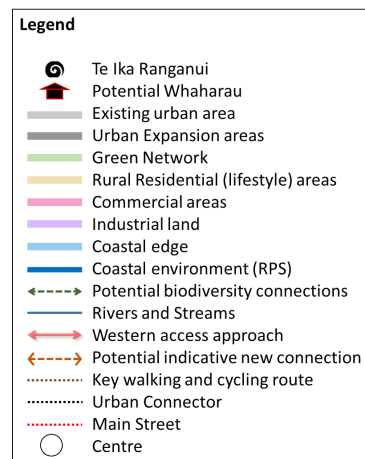
The Mangawhai Spatial Plan is depicted in **Figure 2-1**. It works to achieve:

A cohesive Mangawhai community that:

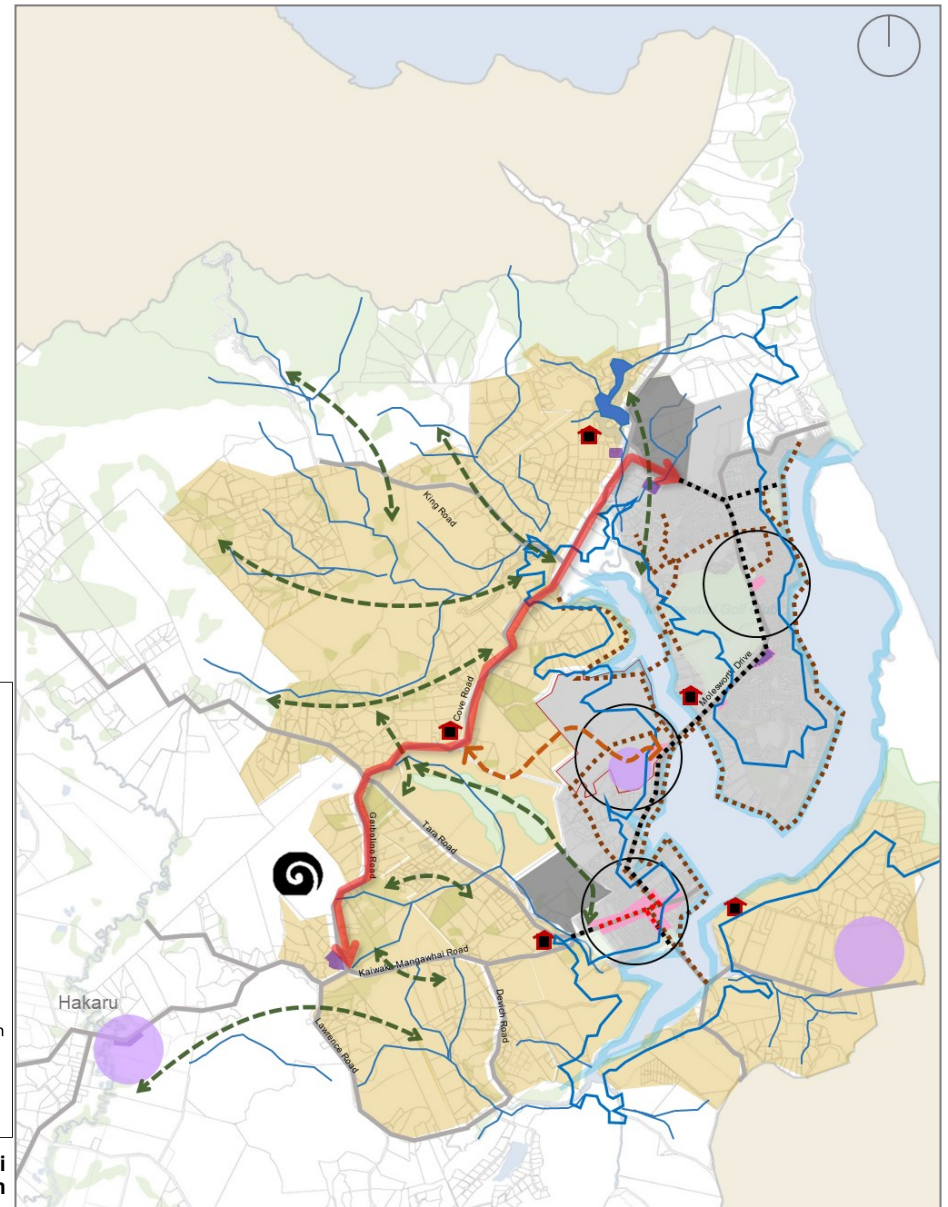
- Respects its natural setting;
- Offers diverse and affordable living and working choices; and
- Celebrates its iwi culture, its heritage, and embraces the future.

The plan continues to support overall the vision for the area that was set out in the MCP:

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.



RIGHT FIG. 2-1: Mangawhai Spatial Plan



2.2 THE OPPORTUNITIES

The opportunities identified through the Spatial Plan process are shown in **Figure 2-2**. The opportunities identified reflect the desires of the local community to:

- Protect and enhance the natural environment, landscape and coastal character;
- Provide community facilities to serve the growing number of permanent residents;
- Accommodate a growing population mostly within the existing urban areas, while at the same time recognising that some parts of the Mangawhai area need to remain unchanged;
- Provide economic growth and employment; and
- Upgrade transport routes within and around the urban area to serve the local community and those travelling to other centres.



ABOVE FIG. 2-2: Mangawhai Spatial Plan opportunities

2.3 THE CONSTRAINTS

Constraints considered

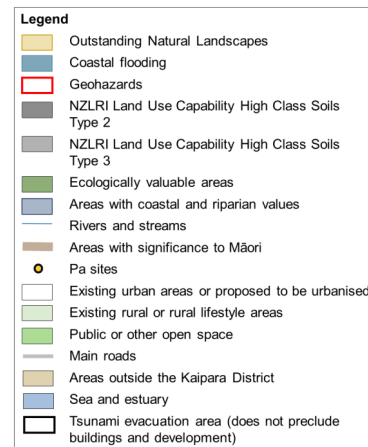
The constraints taken into account in the Spatial Plan are shown in **Figure 2-3**.

These constraints include:

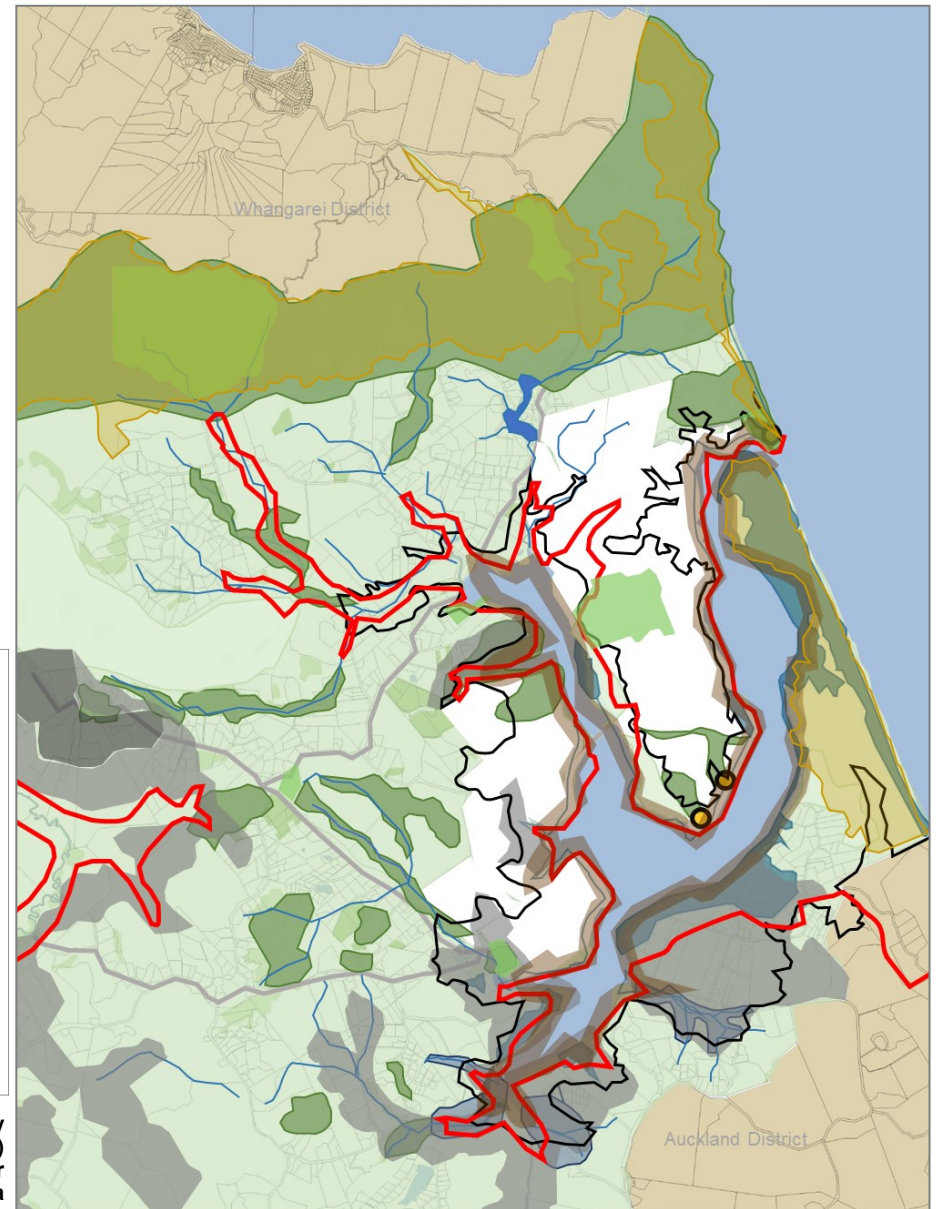
- Outstanding Natural Landscapes;
- Coastal flooding;
- Geohazards;
- NZLRI Land Use Capability High Class Soils Types 2 and 3;
- Ecologically valuable areas;
- Areas with coastal and riparian values;
- Rivers and streams;
- Areas with significance to Māori and Pā sites;
- Existing rural or rural lifestyle areas;
- Public or other open space; and
- Sea and estuary; and
- Tsunami evacuation zone (note: this does not preclude buildings and development).

These constraints relate to the physical and natural features of the Mangawhai area. Many of these areas were identified as high importance for protection in the MCP. These features should be taken into account in planning considerations and may require specific management through design or in some cases may direct the avoidance of development in specific locations.

These constraints provide general guidance for the purposes of the Spatial Plan, but will require more detailed site specific investigation for any future plan change or infrastructure planning.



RIGHT FIG. 2-3: Overlay of key constraints impacting (re) development in the wider Mangawhai area



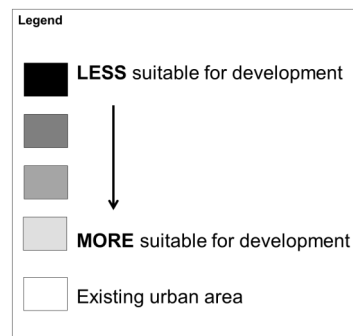
Suitability for development

On **Figure 2-4** all of the identified physical and natural constraints are combined. This provides a high level illustration of land suitable for further development in the Mangawhai area.

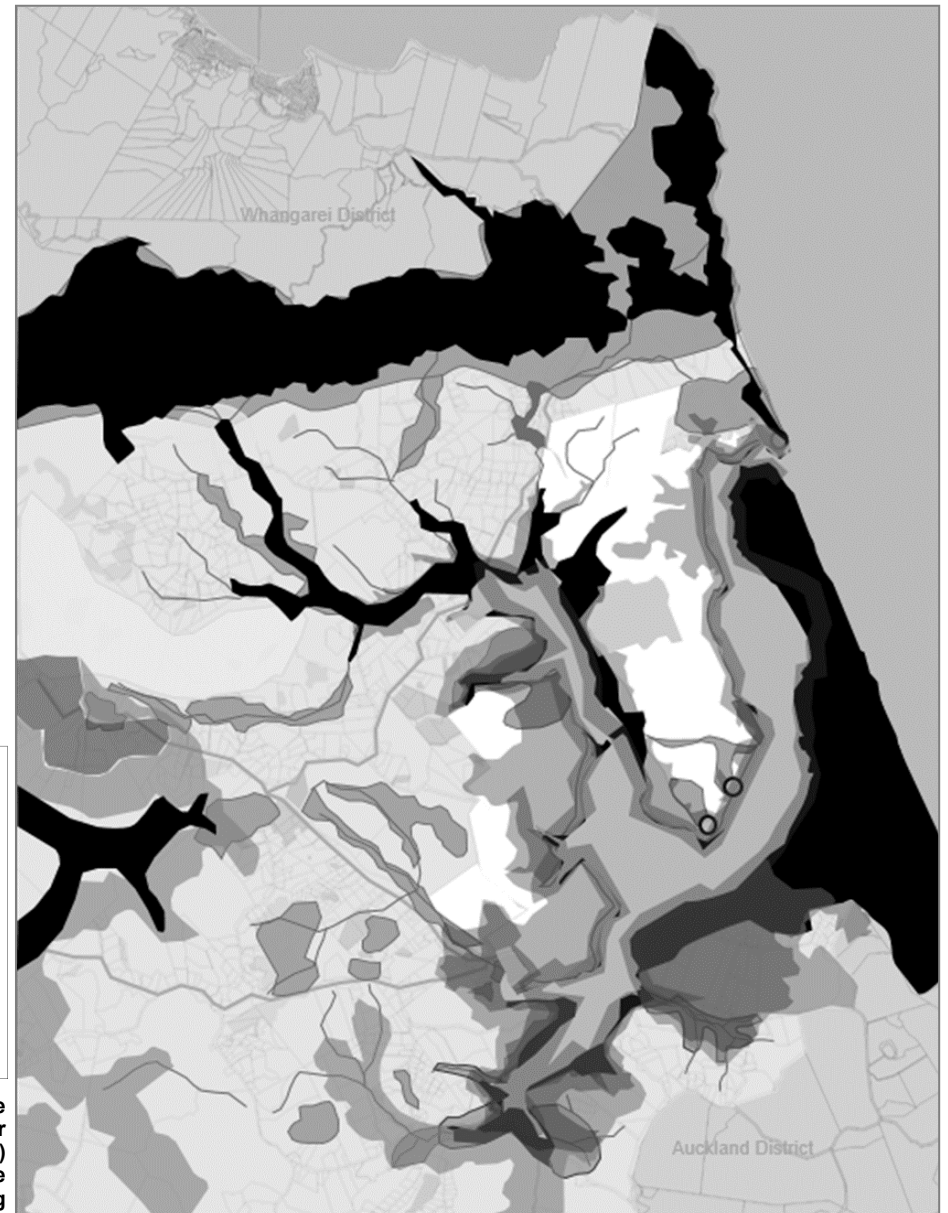
The dark areas of the map are the least suitable for development and generally speaking represent Outstanding Natural Landscapes, ecologically valuable areas and sites important to Te Uri o Hau; along with flooding and land instability.

Lighter coloured areas that are more suitable for development tend to be existing urban zoned areas and existing rural areas that are not susceptible to natural hazards or identified as ecologically valuable areas.

It should be noted that the map does not include landscape character, which is an important consideration and potential constraint identified by the MCP and subsequent community consultation by KDC.



RIGHT FIG. 2-4: Indication of the suitability of the wider Mangawhai area for (re) development, derived from the constraints mapping



SECTION 3 - THE SPATIAL PLAN THEMES

In response to the opportunities and constraints identified, seven themes, or topic areas, were identified. A series of actions are recommended for each theme.

The following sub-sections present the theme areas in the following sequence:

- 3.1 Natural Environment
- 3.2 Iwi and Heritage
- 3.3 Three Waters
- 3.4 Living Environment
- 3.5 Community
- 3.6 Employment
- 3.7 Transport

The main aim for each of the themes is included in the table, **Figure 3-1**.

1	natural environment	protect and enhance biodiversity links, waterways, and the coastal area
2	iwi and cultural	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 environment	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

ABOVE FIG. 3-1: The Spatial Plan themes and the aim for each theme

3.1 Natural Environment



Enhance and protect the ecological corridors from the hills to the sea

Improve connectivity and public access to the local natural environment

Provide blue-green infrastructure to enhance biodiversity, environmental health and stormwater management

3.1 NATURAL ENVIRONMENT

The aim under this theme is to:

Protect and enhance biodiversity links, waterways, and the coastal area.

Existing Situation

The natural environment of Mangawhai is one of its most valued features. The coastal aspect of Mangawhai with its network of streams, vegetation, and coastal edges adds significantly to the character and ecology of Mangawhai (refer to **Figure 3-1-1**).

Currently there is a lack of scientific information about the state of the local environment. It is however known that there are limited vegetated open spaces and linkages within the existing urban area. Further, mangrove management within the harbour and estuarine areas is a contentious issue with conflicts between the ecological service provided by mangroves and their impact on the visual landscape and access to the coastline and waterways.

Community Values

The natural environment, including its areas of ecological value and greater landscape character, are important for the Mangawhai community's sense of identity. Mangawhai's unique character is a draw card for residing in and visiting the area. The health and well-being of the Mangawhai Harbour and wider environment is also central to Te Uri o Hau overarching kaupapa of kaitiakitanga, particularly in relation to water quality and habitat protection and enhancement.

The MCP refers to the protection and enhancement of natural assets and open spaces that connect people with nature and at the same time fulfil an ecological role.

RIGHT FIG. 3-1-1: Mangawhai's natural environment, including areas of ecological value and greater landscape character



Recommended Actions

The following KDC priority actions are recommended in order to achieve the community's aspirations. These recommendations are intended to provide Blue-Green Infrastructure to enhance biodiversity and environmental health, stormwater management, and provide connections and open space for residents.

1. Produce and implement Catchment Management Plans that:
 - a) Identify existing ecological conditions;
 - b) Strengthen existing, and establish new ecological corridors from the hills to the sea;
 - c) Apply Low Impact Design (LID) stormwater management; and
 - d) Introduce engineering standards for the design and construction of three waters infrastructure.
2. Develop and implement a local indigenous biodiversity strategy.
3. Promote and support community groups to undertake ecological restoration activities. This includes continued support of existing habitat restoration initiatives related to river banks, lakes, gullies, ranges, and wetlands.
4. Improve access to the local natural environment along with connectivity across the Mangawhai area by utilising the Green Network corridors as walkways or shared paths.
5. Showcase and promote best practice environmental management across Council operations and delivery of services. The Council should also maintain, promote, and possibly extend Council funding initiatives (e.g. through the conservation fund) and target existing funding gaps for positive land management

practices, such as fencing bush blocks and fragments, and pest control.

6. Identify, maintain, protect and enhance the kiwi zone located in the foothills of the Brynderwyn Hills.
7. Manage mangroves within the Mangawhai Harbour.
8. Redesign the stormwater outlet structure at Mangawhai Heads beach.
9. The implementation of the recommendations listed above will require the collection of information that is not currently held by the Kaipara District Council, including (but not limited to):
 - a) The impact of captured stormwater on natural stream ecosystems;
 - b) The demand on bore water supply;
 - c) Assessment of the Landscape character and suggested restoration methodology; and
 - d) Identification of significant ecological areas to be protected.

Implications for the Kaipara District Plan

Current policies, rules and standards in the District Plan should be reviewed to ensure that they reflect the community aspirations for the natural environment set out in the Mangawhai Community Plan and this Spatial Plan. This should include:

1. Create protection mechanisms for identified Significant Natural Areas and Outstanding Natural Landscapes and Features.
2. Identify potential eco-corridors to connect Mangawhai ecological areas with SNAs and riparian margins.
3. Require the enhancement of waterways and encourage riparian and buffer planting for new developments/subdivisions.




ABOVE FIG. 3-1-2: Mangrove on the edge of the coast



ABOVE FIG. 3-1-3: Native bush and ecological linkages

4. Ensure that the District Plan rules assist with the protection of existing notable environmental features and provide opportunities for additional development potential on the basis of the protection and enhancement of the environment, particularly in relation to the coastal environment, rivers in the rural residential environment.
5. Review the Notable Tree schedule.
6. Enhance development outcomes in relation to nature in the Residential zones.

3.2 Iwi and Cultural



Identify, protect and communicate the cultural and archaeological histories of the people of Mangawhai

Work directly with Te Uri o Hau on the implementation of all Iwi initiatives in the Spatial Plan

3.2 IWI AND CULTURAL

The aim under this theme is to:

Celebrate Māori culture and make local history visible.

Existing Situation

Te Uri o Hau are the hapu of Ngāti Whātua iwi with mana whenua and tangata whenua associations to the ancestral lands, waterways, Wāhi Tapu and other taonga in Mangawhai¹. The Te Uri o Hau Claims Settlement Act 2002 acknowledged the historical claims and the breaches of Te Tiriti o Waitangi / the Treaty of Waitangi and its principles by the Crown in relation to Te Uri o Hau historical claims.

At present there is little physical presence and wider community awareness of Te Uri o Hau history within the Mangawhai region.

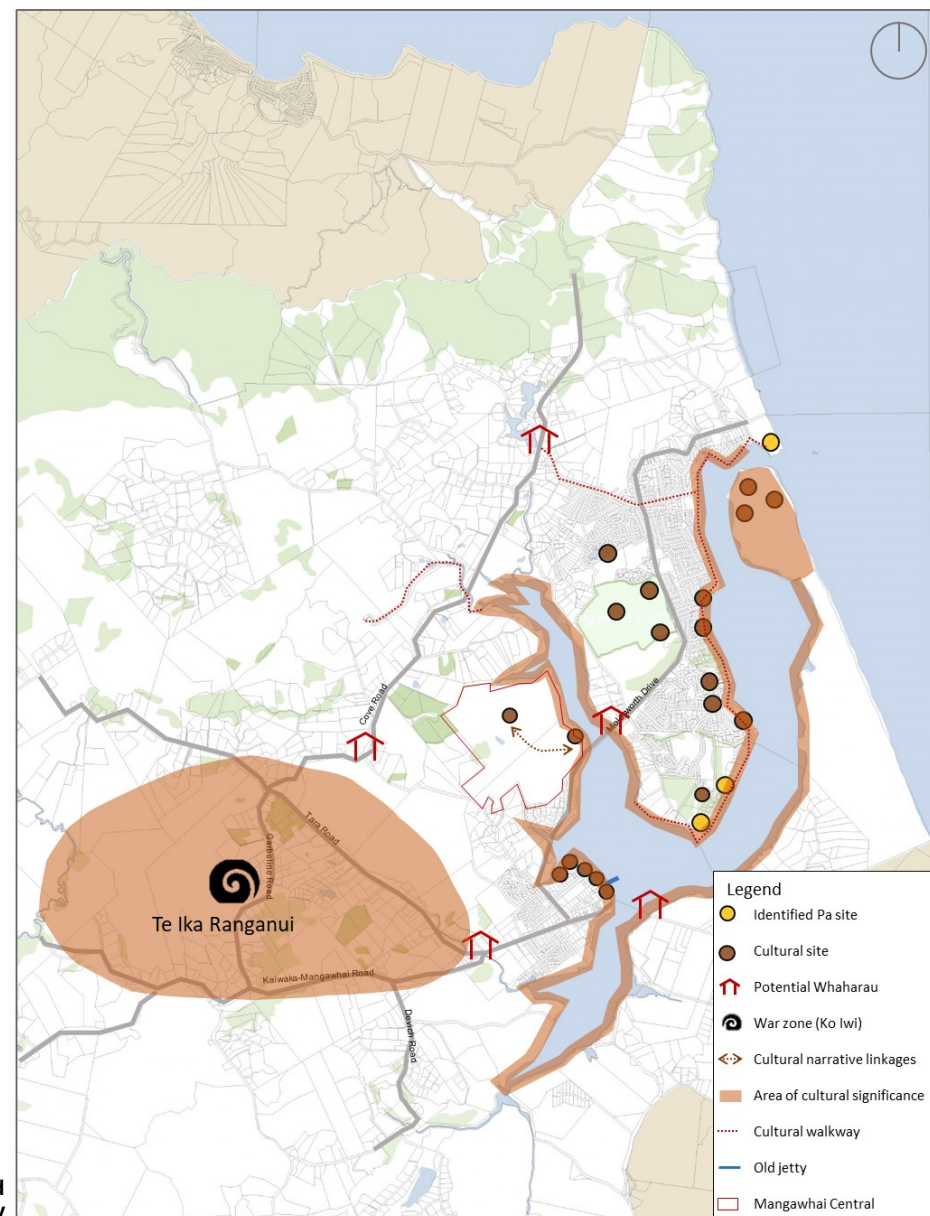
Community Values

The history and cultural values of Te Uri o Hau are important factors in the development and growth of Mangawhai. In addition to their history, the cultural values of Te Uri o Hau are important to the environmental management of Mangawhai, its growth and development. These values are noted within Part 2 of the Resource Management Act, and Te Uri o Hau Claims Settlement Act 2002.

The protection and interpretation of archaeological sites of significance in the area have been identified as important ways to celebrate Te Uri o Hau traditional, spiritual, historical and cultural heritage and values throughout Mangawhai. Celebrating and sharing Māori history, stories, and arts provide opportunities for all Mangawhai residents and visitors to learn about, experience and embrace Te Uri o Hau Māori culture. Some of these opportunities are depicted in **Figure 3-2-1**.

¹Cultural Impact Assessment for Kaipara District Council Mangawhai Town Plan Development, Mangawhai, May 2017, prepared by Te Uri O Hau Environs Holdings Limited.

RIGHT FIG. 3-2-1: Areas of cultural significance and with potential to improve awareness of Māori history



The history and whakapapa of Te Uri o Hau is described in detail within the Cultural Impact Assessment prepared for Kaipara District Council in May 2017. This document also sets out the Māori world view and describes Te Uri o Hau mana whenua to the area. The cultural values assessment also details their areas of interest which are listed below:

- Cultural sites;
- Water;
- Indigenous vegetation and forests; and,
- Social, economic and cultural wellbeing, and Health and Safety.

In the mid to late 1800s the Mangawhai area was settled by European immigrants who established a town around industries such as shipping, farming, logging and kauri gum. The names of these settlers are referenced in the street names, however the history and stories behind these names is largely unknown to the community.



ABOVE FIG. 3-2-2: Example of a heritage building in Mangawhai

Recommended Actions

The following Kaipara District Council priority actions are recommended in order to achieve the community's aspirations. Collectively these actions seek to acknowledge and raise the profile of Te Uri o Hau and its long-standing connections to Mangawhai. They also recognise the early European settler history within Mangawhai.

1. Recognise and provide for te Tiriti o Waitangi outcomes by working directly with Te Uri o Hau in the implementation of this Spatial Plan and all of its feature topics.
 - a) Give support or recognition to the plans of mana whenua, for example, if these include management plans.
 - b) Consider setting up a reference group made up of mana whenua and marae representatives.
 - c) Build Iwi / hapu te aranga principles into KDC projects, designs, and consultation processes.

2. Tell the stories of the early European settlers, including the history of various industries in the Mangawhai area, i.e. shipping, farming, logging and Kauri gum extraction.
3. Work with the community to develop and implement a method of interpretation that raises public awareness within the community of the early European settlers, the people and their stories.
4. Work with Te Uri o Hau to tell their story and interpret their sites of significance, and ensure projection.
5. Collectively identify which places of significance Te Uri o Hau wish to share with the community; develop and implement a method of interpretation that raises public awareness within the community of the presence and history in Mangawhai.
6. Investigate ways of creating a cultural walkway within Mangawhai, particularly around the harbour edge.
7. Actively celebrate the culture and identity of Te Uri o Hau within Mangawhai.
8. Provide opportunities for Papakainga Housing

Implications for the Kaipara District Plan

Current policies, rules and standards in the District Plan should be reviewed to ensure that they reflect the community aspirations for the natural environment set out in the Mangawhai Community Plan and this Spatial Plan and to ensure that they align with the Cultural Impact Assessment recommendations and Te Uri o Hau Claims Settlement Act 2002. This should include:

1. Review and update District Plan Appendices 17.1: Schedule of Heritage Resources and 17.2 Nohoanga Areas and Areas of Significance to Māori.
2. Review and update the District Plan to ensure the protection and enhancement of these areas of Significance to Māori.
3. Recognise that the archaeological site or site of significance is not confined to a single point on a map but includes the context of the wider location. To that end consider creating an 'extent of place' around an archaeological site or site of significance in order to capture the entire history and context of the feature. Provide protection for this 'extent of place' within the Kaipara District Plan.
4. Identify and protect all archaeological sites in the Mangawhai Area.



ABOVE FIG. 3-2-3: Carving of a stingray, which is a symbol for Mangawhai

3.3 Three Waters



Develop a long-term sustainable mechanism for the treatment and disposal of wastewater

Achieve hydrological neutrality and quality discharges across the Mangawhai catchments

Develop a long-term strategy for the supply of potable water

3.3 THREE WATERS

The aim under this theme is to:

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

Existing Situation

The management of the three waters is a critical issue which will affect the rate and scale of growth and development of Mangawhai. Existing constraints include the following:

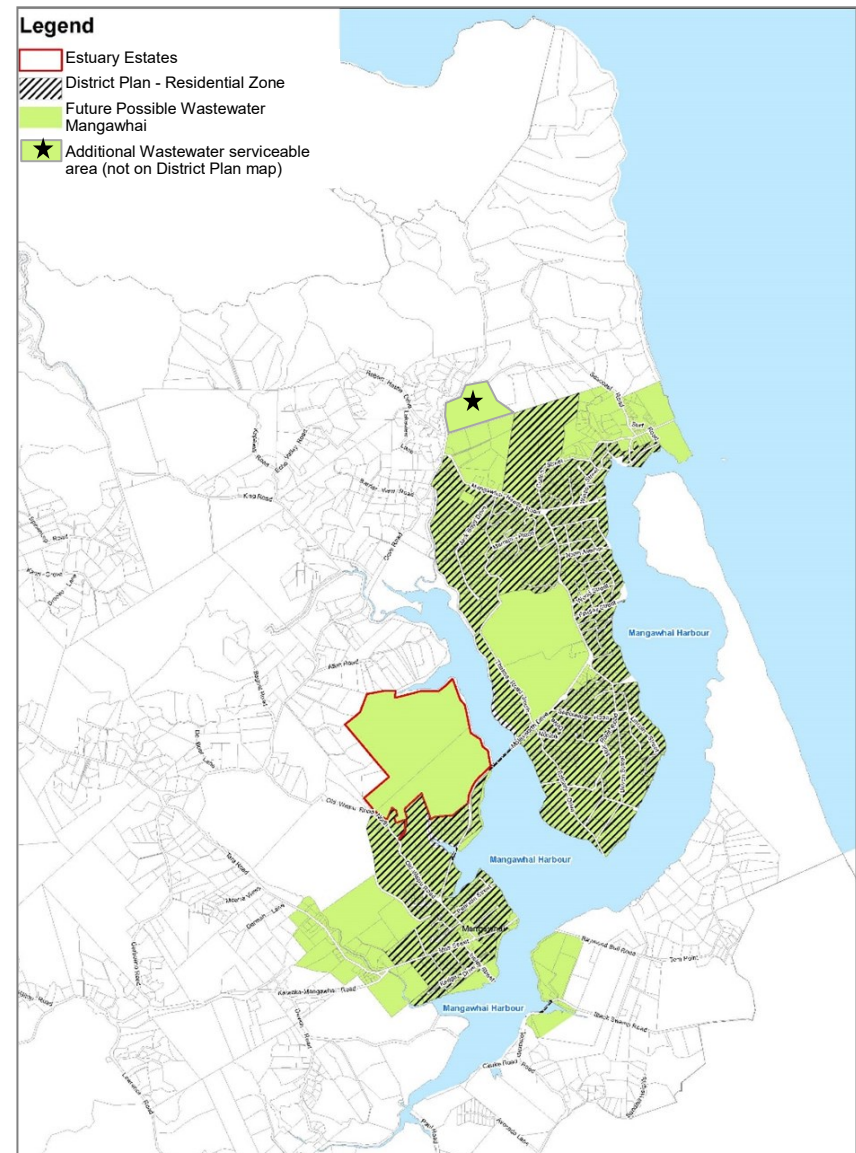
- Water supply is largely via private rain water tanks.
- The wastewater network has capacity to provide for additional growth within the existing residential zone which is expected to be fully utilised by 2026/2027.
- Stormwater runoff is currently not treated prior to discharge to land or water.

With growth pressures, the demand for potable water supply and wastewater treatment and disposal will increase. Urban development will also result in increased stormwater runoff that will need to be treated and absorbed by the environment. The downstream effects from a lack of planning in relation to three waters will influence the health and wellbeing of the natural environment, as well as the community's social, cultural and economic wellbeing.

Community Values

The management of three waters is a major focus for the community and Te Uri o Hau, as was identified during consultation with the community through the Mangawhai Community Plan and the Spatial Plan processes. The management of the three waters needs to protect and enhance the water quality and ecological health of the Mangawhai harbour and its tributaries, while responding to growth pressures. The MCP refers to the management of water with 'Green-Blue' infrastructure that both collects and treats stormwater, while enhancing and protecting the biodiversity and landscape character of the natural environment.

It is expected that the costs of growth would be borne by the particular land developer. All roading and other infrastructure would need to be constructed by the developer and vested in the Council.



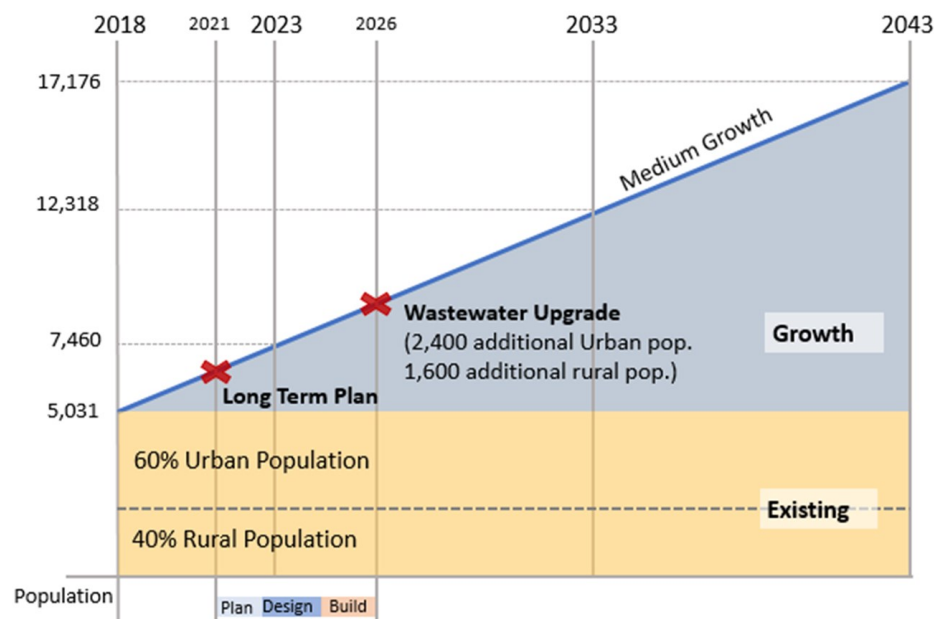
ABOVE FIG. 3-3-1: The current Residential Zone and area possibly serviced by the wastewater network in the near future

Recommended Actions

Wastewater

1. Progress a Mangawhai waste water strategy, including considering options for:
 - a) Disposal of treated wastewater;
 - b) Alternative funding for the expansion of wastewater infrastructure;
 - c) Re-use of treated waste water (irrigation of parks, firefighting etc.);
 - d) The incorporation of latest technological advances; and
 - e) Ensuring that any rural residential subdivision growth is designed to avoid discharges with adverse effects on the environment.

A likely timeline related to the projected population growth is provided in **Figure 3-3-2**.



ABOVE FIG. 3-3-2: Recommended wastewater upgrade timing

Stormwater

1. Develop a Stormwater Catchment Management Plan (CMP) and engineering standards which consider the following:
 - a) Groundwater conditions and capacity of land to accommodate additional development;
 - b) Rules to ensure future development increases riparian planting and protects significant native vegetation, waterways and the coastal edge;
 - c) Low Impact Design (LID) stormwater management to achieve clean water discharges;
 - d) The use of wetlands for the collection and management of stormwater, including Mangawhai Community Park, the Golf Course;
 - e) Reduction of the number of stormwater outflows into the estuary to the east of Wood Street;
 - f) Rules to manage overland flow paths and flooding; and
 - g) Mechanisms to ensure that any future rural residential subdivisions do not increase stormwater flows (hydrological neutrality).



ABOVE FIG. 3-3-3: Stormwater pond in Mangawhai

Water Supply

1. Undertake an ongoing review of ground water conditions as population and household numbers increase in Mangawhai.
2. Review the potential effects of climate change on rain patterns and the ability for residents to rely on private tank water supply.
3. Support private initiatives to provide portable reticulation to Mangawhai.



ABOVE FIG. 3-3-4: Private rainwater tanks

Implications for the Kaipara District Plan

Careful planning for additional three waters infrastructure and management mechanisms is required to avoid adverse effects on the physical and natural environment. Financial planning is also required in order to avoid economic stress on the community and the Council.

Also, the funding and construction of infrastructure will need to be synchronised with population growth, in order to continue to meet the needs of the community. Any changes to the Kaipara District Plan to accommodate additional growth in Mangawhai need to be accompanied by infrastructure planning, funding and construction. It is expected that the cost of growth will be met by land developers and recovered through development contributions.

The rules of the Kaipara District Plan should therefore be reviewed with a focus on the following matters:

1. Appropriate waste water management, including staging.
2. Stormwater management within both the urban and rural areas focusing on Low Impact Design and hydrological neutrality through stormwater quality and quantity controls.
3. Review rules in the District Plan to improve the management of overland flow paths and flooding.

3.4 Living Environment



Make more efficient use of the existing, and slightly expand, the residential zone

Create rural residential zones

More strongly protect the rural zone for rural production activities

3.4 LIVING ENVIRONMENT

The aim under this theme is to:

Direct growth outcomes which support community needs and housing choices.

Existing Situation

Mangawhai has experienced significant population growth in the past two census periods (2013 and 2018) with an increase of 60% to 5,031 permanent residents across both urban and rural Mangawhai areas. The total number of dwellings also grew by 26% to 3,591.

The increase in the permanent population has resulted in Mangawhai starting to transition from a coastal town characterised colloquially as a retirement and holiday destination to the second largest town in the Kaipara District. Given the proximity to the Auckland urban area, together with recent and future regional roading enhancements and the wider economic growth that the Northland region is experiencing, it is highly likely that the demand for housing in Mangawhai will remain high.

The KDC's Long Term Plan 2018 review process has projected Mangawhai's permanent population to either double or triple in size by 2043 to between 10,500 and 14,500 people¹ (it is noted that the population more than doubles over the peak summer holiday period²). Refer to **Appendix B** for assumptions and detailed statistics.

Current residential development patterns are guided by the Operative Kaipara District Plan. The existing planning rules provide for relatively low density urban residential development. The current restrictions on residential development within the existing urban area do not provide for a variety of housing types, styles and sizes that reflect the variety of housing and lifestyle choices required by the community. The current demand driven scenario has resulted in an increase in non-complying activity consents for smaller lots of between 600m² and 700m² (while 1,000m² is the minimum lot size) in the urban residential zone.

¹ "Workings behind significant assumptions in the Kaipara District 2018-28 LTP" (Draft), prepared by Rob Bates.

² "Kaipara District Council: Addendum to the 2018-28 LTP Population and dwelling projections" (Draft), prepared by Rob Bates.



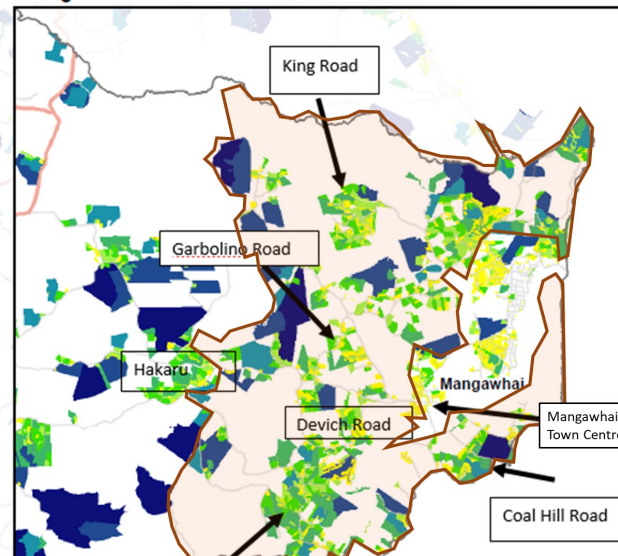
ABOVE FIG. 3-4-1: Dwelling in Mangawhai

The rural area surrounding Mangawhai Village and Mangawhai Heads are where people work, live and recreate, and where a range of activities and services are provided to support these functions. However, in the rural zone development pressure has resulted in a development pattern of small (less than 5ha) rural residential lots. This is enabled by the current District Plan that does not specifically distinguish between 'lifestyle block' rural activities and 'rural production' activities. The increased trend of small lot rural residential lifestyle subdivisions (refer to **Figure 3-4-2**) creates a range of issues:

- The loss and fragmentation of productive rural land;
- The loss of the rural landscape character;
- The rise of reverse sensitivity conflicts between residential lifestyle and rural farming and industrial activities; and
- Pressure on, and unrealistic expectations of, infrastructure and services in rural areas.

In summary, the existing development pattern within and around Mangawhai is characterised by the following features:

- Increasing numbers of urban subdivision and new dwellings;
- Non-complying activity consents, often for lots down to 700m² or even 600m²;
- Existing wastewater network limiting residential zone expansion;
- Significant lifestyle subdivision along the rural edge of Mangawhai (Tara Road, Garbolino Road, Cove Road, King Road);
- Trend towards smaller rural lifestyle lots with two-thirds being 2ha or less; and
- Larger rural lifestyle lots being subdivided into smaller lots.

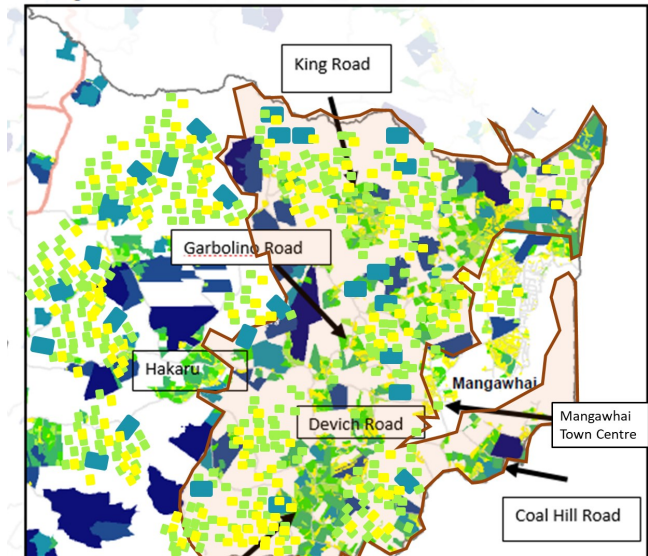


ABOVE FIG. 3-4-2: Current fragmentation of the rural area

If the current scenario of demand driven development administered by the current District Plan continues, the development pattern across the rural Mangawhai area would significantly alter the appearance and character of the wider rural landscape (refer to **Figure 3-4-3**).

Community Values

Population growth and housing development have, in recent years, already caused significant visible changes in the Mangawhai area. These are a concern for several members of the community. Community consultation undertaken has consistently raised concerns, especially about the effect of development extending beyond the existing urban areas.



ABOVE FIG. 3-4-3: Possible future fragmentation of the rural area if development continues as per the current approach

The MCP identified six key moves which would cater for the growth of Mangawhai while enhancing and protecting the town's culture and visual landscape character.

These include facilitating key developments in the area, protecting coastal character and history through planning standards, and enhancing housing and lifestyle choice.

The Future: A Managed Approach

A managed approach to the population growth and residential development of Mangawhai is required. This would better provide for the needs of a changing community, address the adverse effects in the rural area, and respond to the desire of the community to retain the unique coastal landscape character and amenity of Mangawhai.

The managed approach proposed by this Spatial Plan includes the following attributes:

- More efficient development of existing residential zoned land, including:
 - Encouraging efficient development within existing large vacant residential zoned land (reduce minimum lot size to 400m²)
 - Protecting the coastal and residential character of existing residential areas.
 - Using existing residential zoned land around existing or proposed centres more efficiently through intensification (reduce minimum lot size to 400m²).
 - Enabling housing choice through a range of housing typologies, including the provision for minor dwellings.
- Limited expansion of the Residential zone where it is within the wastewater serviceable area and remains outside natural hazard areas.
- Provision for rural residential lifestyle activities around the fringe of the urban area, including standards covering:
 - Minimum lot sizes (range from 0.4ha to 4ha);
 - A range of environmental protections and enhancements; and
 - Reverse sensitivity effects arising from increased rural-residential density and rural activities.
- Stronger protection of rural production activities, including:
 - Limiting rural lifestyle development, so as to avoid reverse sensitivity and the fragmentation of productive rural land.
 - Protecting elite soils and managing prime soils.

More Efficient Development of Existing Residential Zoned Land

The capacity of existing residential zone of Mangawhai is not fully utilised with a number of areas of vacant residential zoned land remaining. At present, the operative District Plan allows for lot sizes of 1,000m² where serviced by the wastewater network.

However, it is evident from recent resource consents granted for residential subdivisions within the Mangawhai residential zone, that lot sizes less than 1,000m² are desired. Lots with sizes as low as 600m² are now common and in demand within the urban area. Lots of this size cater for a variety of housing needs within the community including people who simply want a smaller property to maintain.

Where there are existing residential zoned areas that are already developed, it is recommended that those existing areas (like Mangawhai Heads, and the coastal edge) should generally be maintained at a similar character and intensity, apart from the ability to provide for minor dwellings (subject to compliance with certain standards).

Residential intensification areas are provided for in those existing (and proposed) larger areas of vacant residential zoned land, and those areas within and near the Mangawhai Village Centre (within 500 metres) and Mangawhai Central. In those cases, it is recommended that vacant lot sites are reduced to 400m², with the ability to also provide integrated medium density housing within 500m of the Mangawhai Village Centre, and higher density housing at Mangawhai Central.

Given the constraints and character of Woods Street, this area has limited capacity for residential intensification apart from the Council flats located north of the Woods Street Shopping Centre.

This will provide for greater housing choice through a range of typologies within Mangawhai, while also acknowledging that there are areas in Mangawhai where the existing character and amenity needs to be maintained.

Limited Expansion of the Residential Zone

The existing Mangawhai Community Wastewater Scheme has the potential to service a wider area beyond the existing residential zoned land. Mangawhai Central, which, subject to a Plan Change, could deliver a significant number of new dwellings. These areas are identified as 'Future Possible Wastewater Mangawhai' in **Figure 3-3-1** in **Section 3.3** Three Waters.

During the project process the practical suitability of these areas for residential use were assessed against the following criteria:

- Planning
- Landform
- Fragmentation (from the existing residential zone)
- Tsunami risk
- Coastal flooding
- Protected features
- Wastewater serviceability
- Landscape (sensitivity)
- Geohazards
- Soils (productivity)
- Flooding (river)
- Transport connectivity

The areas assessed and the outcomes of this assessment are contained in **Appendix C**.

This assessment identified that the two areas of land marked A and D on **Figure 3-4-4**, both contiguous with the existing Residential zone, would be most suitable for incorporation in the Residential zone. Conditional on a formal and more comprehensive assessment, it is recommended that the residential zone should be expanded into these two areas with greater density applied.

RIGHT FIG. 3-4-4: Proposed new residential growth areas A and D, possible residential intensification around centres, and Mangawhai Central



Provision for Rural Residential Lifestyle Activities

The Spatial Plan recommends the creation of one or more rural residential zone(s) as a transition zone between the urban residential zone and the rural production zone. A new rural lifestyle zone would:

- Acknowledge the existing development pattern in these areas.
- Consolidate the existing rural lifestyle / rural residential areas in order to avoid further encroachment into the rural hinterland of Mangawhai.
- Ensure that the character, amenity values and biodiversity values of rural areas are maintained or enhanced, while accommodating rural production activities.
- Provide an opportunity for further environmental enhancement of the Mangawhai fringe.
- Continue to provide options for the accommodation of a seemingly popular housing choice in the area.

It is anticipated that a rural residential zone could incorporate a range of rural lifestyle developments, characterised as low-density residential development on rural land. These rural lifestyle sites could include scattered rural residential sites, farmlets and horticultural sites, residential bush sites and papakāinga housing.

It is important to ensure that the character, amenity values, water quality, ecological quality, heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development of the rural residential lifestyle zone(s).

During the Spatial Plan process a provisional analysis of the existing rural subdivision pattern was undertaken by breaking the study area into 17 different areas and assessing their suitability for further subdivision and development. This analysis (provided in **Appendix D**) suggests there are at least three categories of rural residential lot sizes. The Spatial Plan proposes to cater for these groups with three rural residential zones as described in the table below.

Zone	Description	Min. lot size
Rural-residential Zone 1	Large residential lots	0.4 - 0.8ha
Rural-residential Zone 2	Lifestyle lot	0.8 - 2.0ha
Rural-residential Zone 3	Lifestyle lot with opportunity for equestrian activity	2.0 - 4.0ha

A more detailed assessment, taking into account all relevant criteria, is recommended in order to determine the appropriate locations and boundary lines for the proposed rural residential zone(s) more accurately.

Stronger Protection of Rural Production Activities

The creation of one or more rural residential zones provides an opportunity to protect the rural zone as an area that is more clearly characterised by rural production activities. This will have the following key benefits:

- Greater protection of the wider landscape character of the Mangawhai area; and
- Stronger preservation of the potential of the rural production economy by reducing the risk of reverse sensitivity and by limiting fragmentation and residential use of rural production land.

In addition to the above, it is recommended that the Rural zone itself be strengthened to prevent further undesired development activity and fragmentation of rural production land.

The suggested boundary between the proposed Rural Residential zone and Rural zone largely follows the existing small lot rural subdivision pattern along Cove Road, Tara Road, Garbolino Road, Lawrence Road, Devich Road and Black Swamp Road and Tern Point. This means that there would be several existing areas containing lots smaller than 5ha located outside of the proposed rural residential zone. The recommended strengthening of the Rural zone would mean that these existing smaller lots are restricted from further subdivision and intensive development.

Combining the Recommendations into Residential Growth Options

Based on the 'managed approach' and recommendations described above, options for the accommodation of the projected growth of the permanent population up to 2043 were identified. More specifically, these included six options for residential growth within the existing residential zone and the immediate surrounding rural area extending out to Cove Road, King Road and Garbolino Road.

The differences between the six options related to the location of the boundary between the proposed rural-residential zone(s) and the rural area, and the assumption for the number of dwellings in the proposed Mangawhai Central development. These options are included in **Appendix E**.

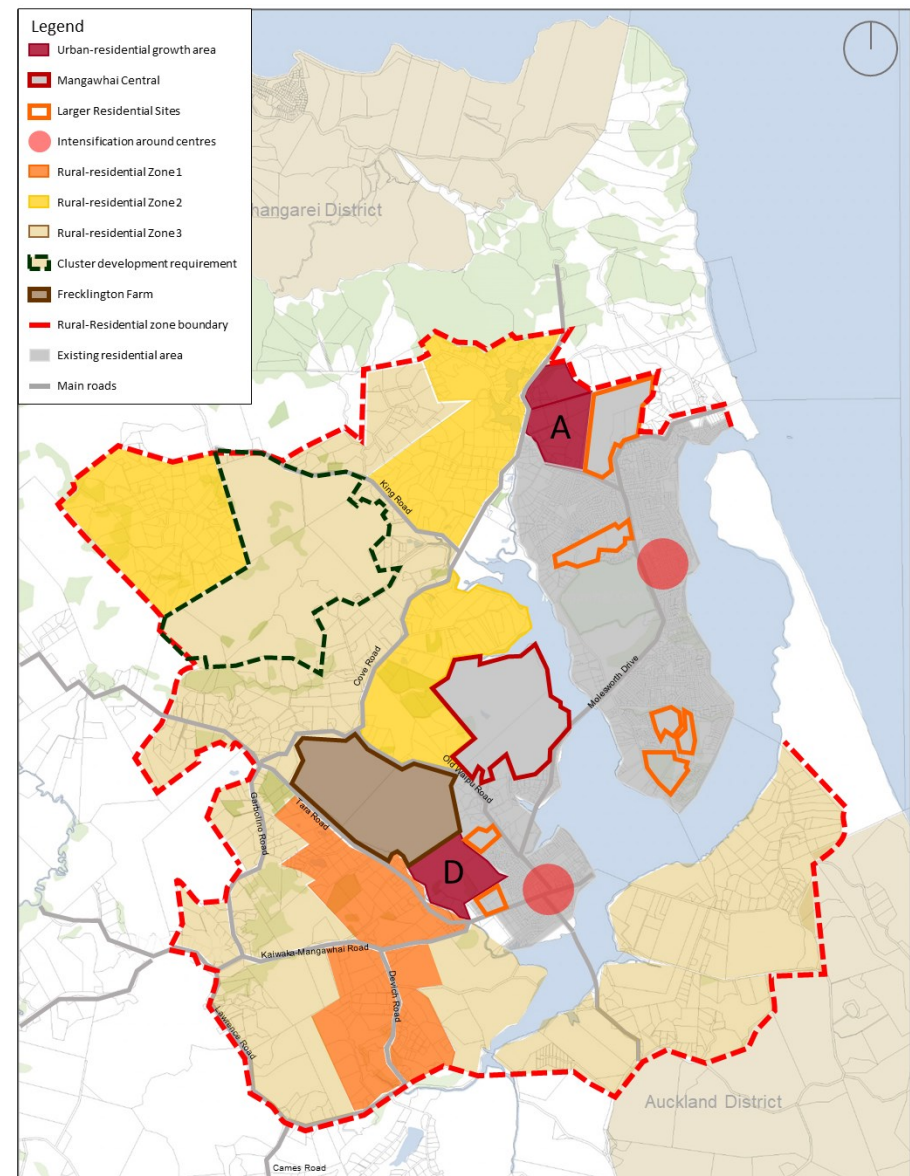
The Spatial Plan workshop and initial consultation process identified a preference for Options 2 and 6. These options were found to best reflect the existing pattern of subdivision and areas of land that could also accommodate further small lot subdivision while avoiding land with moderate to high rural landscape character.

The proposed layout is the same for both options with the difference being in the development potential of Mangawhai Central as currently zoned in the Kaipara District Plan (Option 2) and that of the proposed Plan Change lodged with the Council (Option 6).

The potential density of Mangawhai Central is indicative and currently being revised through the plan change. The Spatial Plan considers that subject to addressing of environmental or technical constraints, the efficient use of the site should be maximised.

In response to consultation feedback and further site observations, Option 6 was adjusted, resulting in the preferred growth option. This is shown in **Figure 3-4-5**. Key differences with the earlier Option 6 include:

- The area immediately south of King Road is now included in Rural-Residential Zone 3, but with special requirements for clustered development to facilitate ecological corridors and ensure appropriate visual impacts.
- The Devich Road and Garbolino Road areas have been revised to better reflect constraints related to the landform.
- The Bream Tail area has been excluded, due to the current development and covenants restricting further development.

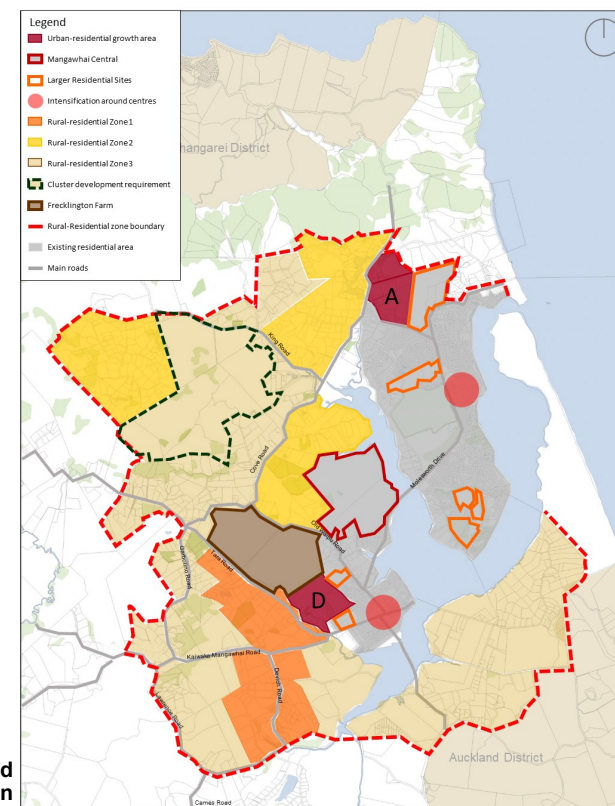


ABOVE FIG. 3-4-5: Preferred growth option

		Dwellings	Population
Urban-Residential	Zoned but not built (min. 600m ²)	1,643	3,943
	Infill (min. 600m ²)	493	1,183
	Mangawhai Central	1,000	2,400
	Minor dwellings	180	287
	Intensification around centres (min. 400m ²)	30	49
	More density larger Res. Sites (min. 400m ²)	538	1,291
	Growth pockets (min. 600m ²)	302	725
	SUBTOTAL	4,186	9,878
Rural-Residential	Rural-residential Zone 1 (min. 0.4 - 0.8ha)	149	358
	Rural-residential Zone 2 (min. 0.8 - 2.0ha)	48	115
	Rural-residential Zone 3 (min. 2.0 - 4.0ha)	181	434
	Frecklington Farm	79	190
	SUBTOTAL	457	1,097
TOTAL		4,643	10,975

ABOVE FIG. 3-4-6: Breakdown of the potential dwelling and population capacity of the preferred growth option

Based on provisional calculations and a number of assumptions, the preferred option could accommodate approximately an additional 4,643 dwellings or 10,975 people. A breakdown of this is shown in the above table, **Figure 3-4-6**.



RIGHT FIG. 3-4-7: Preferred growth option

This slightly exceeds the projected population increase to 2043. Additionally, the following should be noted:

- The final dwelling capacity of Mangawhai Central is acknowledged to be subject to change and will be determined by decisions of the KDC.
- It should also be noted that additional capacity, albeit at low levels, would be available in the Rural zone and the existing unoccupied holiday homes that could be used for permanent residential activity.

In summary, the preferred growth option demonstrates that the proposed Spatial Plan has the ability to accommodate the projected permanent population growth, while protecting the rural landscape and production areas and the lifestyle that the Mangawhai community values.

Implications for the Kaipara District Plan

The expansion of the urban Residential zone and the creation of one or more Rural Residential zones will require a change to the operative District Plan.

Residential Zone

The benefits of developing on existing residential zoned land and land within the wastewater serviceable area could be achieved with the following recommendations:

1. Encourage efficient development on existing vacant Residential zoned land, while at the same time protecting the coastal and residential character of existing residential areas.
2. Use existing vacant residential zoned land around existing or proposed centres more efficiently through intensification and allow for lot size as small as 400m² and Integrated Residential Development.
3. Review the minimum lot size of the 'larger residential sites' as marked with orange outlines in **Figure 3-4-5** in light of efficiency and the current market conditions.
4. Review provisions for minor dwellings, considering:
 - Limiting minor dwellings to 65m²;
 - requiring located these within an existing or new dwelling, or at the rear of the site;
 - Restrictions on subdivision; and
 - Potentially subject to a resource consent to confirm services and appropriate design.
5. Expand the Residential zone into adjacent rural areas within the wastewater serviceable area and outside natural hazard areas.
6. Enable housing choice through a range of housing typologies, including provision for minor dwellings.
7. Explore and promote tenure alternatives, such

as rental, part ownership, co-housing, social housing etc.

8. Review unintended barriers in the Kaipara District Plan, such as lot size requirements, parking requirements, secondary dwellings. Identify and, if possible, balance these barriers with amenity imperatives and address as part of the ongoing District Plan review.
9. Consider and promote alternative design approaches, such as medium density housing, shared services, and minor dwellings.

Rural Residential Lifestyle Zone(s)

1. Protect rural production from reverse sensitivity effects from rural-residential subdivision. Rural zone activities not compatible with smaller rural-residential living need to be identified and controlled in the proposed Rural-residential zone and provided for in the Rural zone.
2. Protect and enhance the local landscape character. A detailed landscape character assessment is required to accurately set the proposed rural-residential zone boundaries.
3. Determine land stability and soil conditions and the ability to implement onsite stormwater and wastewater disposal prior to setting minimum lot sizes in the Rural-Residential zone.
4. Strengthen Rural zone density and subdivision rules to protect and encourage rural production activity, i.e. avoid small lot subdivision in the Rural Production zone.
5. Review the purpose, location and application of the existing Mangawhai Harbour Overlay within the operative Kaipara District Plan.
6. Develop a guide for building and subdivision in the Rural-Residential zone to manage the effects of increased density and to ensure high quality landscape and environmental outcomes.
7. Develop an ecological compensation or enhancement regime to enable further intensification in the Rural-Residential zone.

8. The Nelder Farm and environs could be suitable for a cluster style development to provide an opportunity for some rural-residential lifestyle living in an area that has already been significantly fragmented by such subdivision. A cluster style subdivision would avoid steep land and areas with sensitive environmental features, while also preserving open space and ecological corridors through the land.

Rural Zone

Beyond the proposed rural residential zone(s) the rural land would remain in Rural Production zone. In addition, the following is recommended:

1. Strengthen the objectives, policies, zone density and subdivision rules of the zone to prevent further fragmentation of rural production land.

Urban Design Guidance

Residential and employment growth also bring challenges around the quality of development. This could degrade the character of an area and / or create security issues. To counteract this, it is proposed to introduce design guidance through the District Plan. The following should be considered:

1. The implementation of improved pre-application procedures for design input into the resource consent application processes. This could include input by urban design specialists in informal settings such as design meetings or workshops, and / or the introduction of an urban design panel to review and provide advice on major development proposals.
2. Updated guidelines could be produced as part of the District Plan, which is being reviewed. As part of this review, further consideration should be given to whether separate guidelines are needed for specific towns and villages, areas, or specific types of development.

3.5 Community



Provide additional community facilities that continue to meet the needs of the growing and developing community

Advocate for the provision of a Secondary School

Develop and implement a strategy to address the shortage in aged care facilities

Support initiatives for a safer community

3.5 COMMUNITY

The aim under this theme is to:

Strengthen, enable and connect the local community through facilities and programmes.

Existing Situation

Current publicly owned community facilities include sports fields and local neighbourhood reserves close to residential areas which that can be utilised for active recreation and provide general open space amenity (Refer to **Figure 3-5-1**). In addition, there are outdoor civic spaces, where markets and community celebrations can be held. There are also a limited number of community halls and meeting rooms.

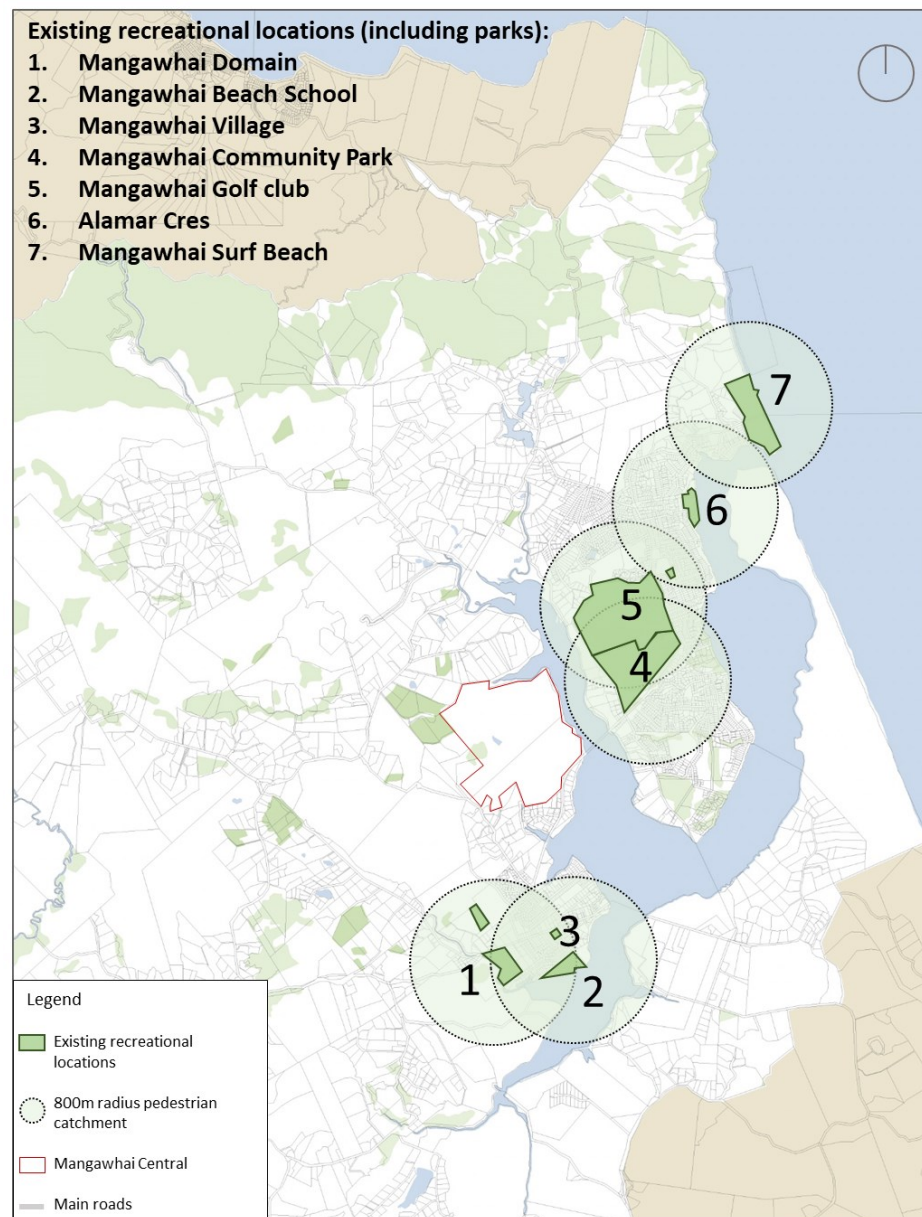
Civic services and functions such as the Council offices and the community library are also located in Mangawhai. Like other community facilities, these buildings are inadequate to meet the practical needs of their operation. The projected growth in permanent population across the Mangawhai area will result in more pressure on the existing community infrastructure. This will highlight the need for new and larger public amenities.

It is also noted that Mangawhai Primary School has a current roll of around 520 pupils, which is growing. The projected population growth rate indicates a future need for a secondary school at Mangawhai. Discussions with the Ministry of Education about this need are ongoing.

Community Values

Mangawhai is an active and passionate community that values its community facilities for the provision of their health and cultural wellbeing. Community consultation undertaken as part of the MCP and Spatial Plan highlighted the need to provide more open spaces, including sports fields, local reserves, and playgrounds. The community also sought to improve the connectivity from the residential areas through to the centres, waterways and beach. There was also a desire for more healthcare facilities, a larger library with small community meeting rooms and a town square.

RIGHT FIG. 3-5-1: Existing recreational facilities and their approximate catchments (800m) in Mangawhai



The Mangawhai Markets are a highly valued feature of the Mangawhai community. The markets provide for economic opportunities for the Mangawhai business and serve both locals and visitors to Mangawhai. Strong feedback was received from the community about the need to support this activity.

The community has also highlighted the need to review accessibility to the estuary and / or beach, which includes vehicular access, parking and boat launching.

Recommended Actions

It is clear from public consultation and a provisional review of the existing community facilities that additional land and facilities for public use is required to meet the needs of a growing community. In some cases facilities will need to be provided by the Council through land purchase and construction. Other facilities such as neighbourhood reserves will occur in collaboration between the Council and developers during the resource consent process.

In order to achieve the desired level of provision of community facilities and public open space, the following actions are recommended:

1. Develop a clear strategy for the provision of public open space in Mangawhai. The strategy should include:
 - a) Identification of funding streams from development contributions and other financial contributions provided for in the Local Government Act and the Resource Management Act.
 - b) A detailed assessment of existing community facilities and public open spaces and existing

and future needs of the growing Mangawhai Community.

- c) Identification of specific services and locations for future provision, i.e. neighbourhood reserves and playgrounds.
2. Develop a Reserves acquisition policy and plan for implementation. The plan should focus on the provision of sports fields, neighbourhood reserves and playgrounds. This plan should include the ability to work with developers during the resource consent process to set aside for purchase appropriate areas for public open space as identified in the strategy.
3. Liaise with the Ministry of Education and advocate for the provision of a secondary school at Mangawhai. The Ministry has confirmed that it 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.
4. Develop and implement a youth strategy.
5. Develop and implement a strategy to address the shortage in aged care facilities.
6. Support initiatives for a safer community, including:
 - a) Forming partnerships between communities, police, and the Council;
 - b) The rollout of CCTV;
 - c) Improvements to lighting where needed; and
 - d) Enforcement of compliance with CPTED principles as part of new developments.
7. Review accessibility to the estuary and / or beach, including vehicular access, parking and boat launching.



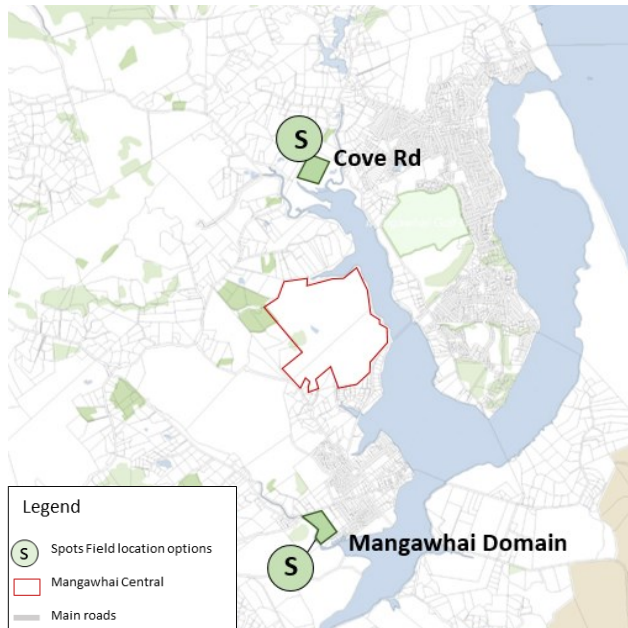
ABOVE FIG. 3-5-2: Tennis court at MAZ



ABOVE FIG. 3-5-3: Mangawhai Bowls



ABOVE FIG. 3-5-4: Mangawhai Museum

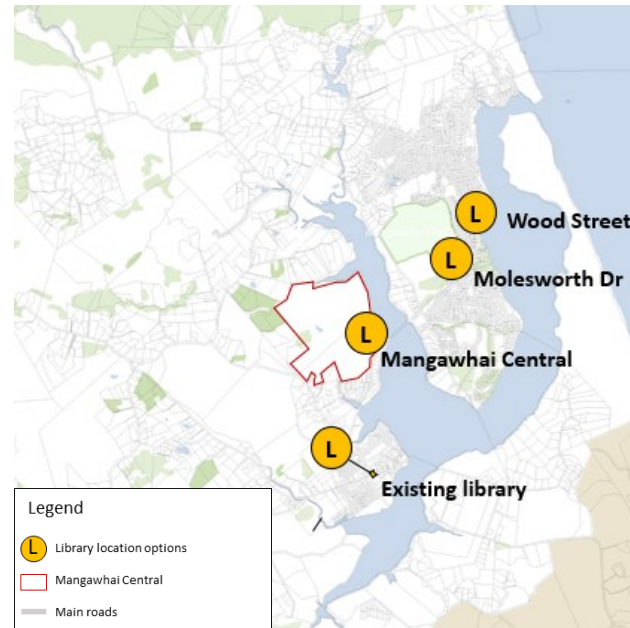


ABOVE FIG. 3-5-5: Community sports fields site options assessed

The Spatial Plan process has identified the specific need for additional sports fields, a larger public library and new and larger Council offices. The following recommendations are made for these facilities:

Community sports fields

- 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 community's demands for both passive and active recreation.
- Council to undertake a process to determine the need and viability for a new sports field in a



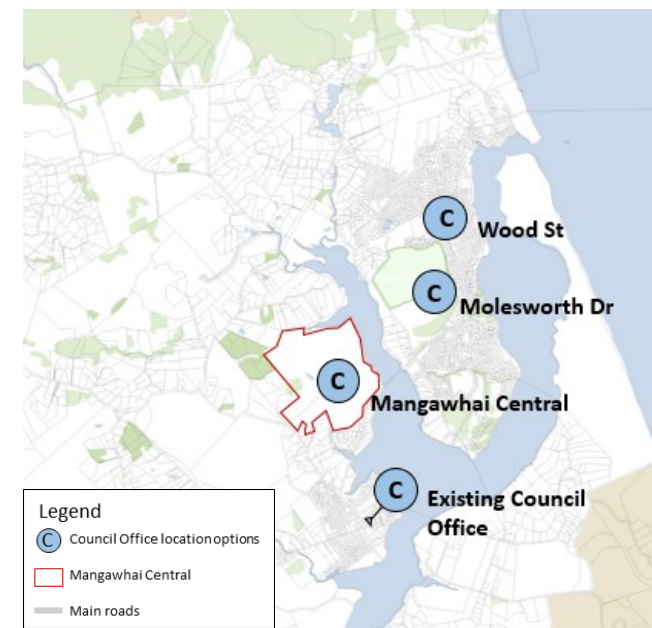
ABOVE FIG. 3-5-6: Community library site options assessed

range of locational options, some of which are indicated in **Figure 3-5-5**. Considerations may include:

- Size of land area;
- Flatness of the site;
- Space for parking; and
- Accessibility from residential and rural zones.

Community library

- Council to undertake a process to determine the need and viability for a new community library in a range of locational options, some of which are indicated in **Figure 3-5-6**. Considerations may include:
 - Accessibility;



ABOVE FIG. 3-5-7: Community Council office site options assessed

- Flood risk;
- Clustering with other services; and
- Tsunami risk.

Community Council office

- Council to undertake a process to determine the need and viability for a new Council office in a range of locational options, some of which are indicated in **Figure 3-5-7**. Considerations may include:
 - Accessibility;
 - Flood risk;
 - Clustering with other existing services; and
 - Tsunami risk.

Implications for the Kaipara District Plan

The Kaipara District Plan does not have a specific Public Open Space zone. The existing rules relating to Reserve Management Units focus primarily on the implementation of reserve management plans adopted under the Reserves Act 1977. If there is not a reserve management plan in place then the rules of the underlying zone are applied. The process relies on the Council having up to date Reserve Management Plans for all reserves and land owned by the Council and used as public open space.

The underlying zone of the majority of reserve management units in Mangawhai is 'Rural zone' which does not reflect the urban nature and location of some of the community facilities required by the community. Therefore the provision of public open space and the variety of community facilities that are required or will be required by the growing population is not readily provided for in the District Plan.

The amended purpose of the 'Rural zone' as recommended by the spatial plan (refer to **Section 3.4**) will become even less applicable to the requirements of open space and community facility provision. To this end it is recommended that the Plan is reviewed with the aim of creating a 'Public Open Space zone' (or several Open Space zones) which specifically provides for a range of community, recreation and sports activities and facilities.

A Public Open Space zone could also incorporate the esplanade reserves and recognise and protect their role as ecological corridors, while allowing for walkway and cycleway connections.

In conclusion, a review of the Kaipara District Plan should include the following:

1. Review the Kaipara District Plan zones, objectives, policies and rules relating to the provision of public open space and community facilities. Ensure that the plan protects existing public open space and provides for additional public open space to be provided where required.
2. Create a Public Open Space zone within the Kaipara District Plan. The zone should enable a range of community activities and development.
3. Rezone public owned reserve land to reflect its use as open space.

3.6 Employment



Provide more local jobs for the sustainable economic wellbeing of Mangawhai

Provide for additional employment land both for commercial activities and industrial activities

Develop an employment and business attraction strategy to showcase Mangawhai's comparative advantages

3.6 EMPLOYMENT

The aim under this theme is to:

Support the local economy, and attract more visitors, entrepreneurs, and employment uses.

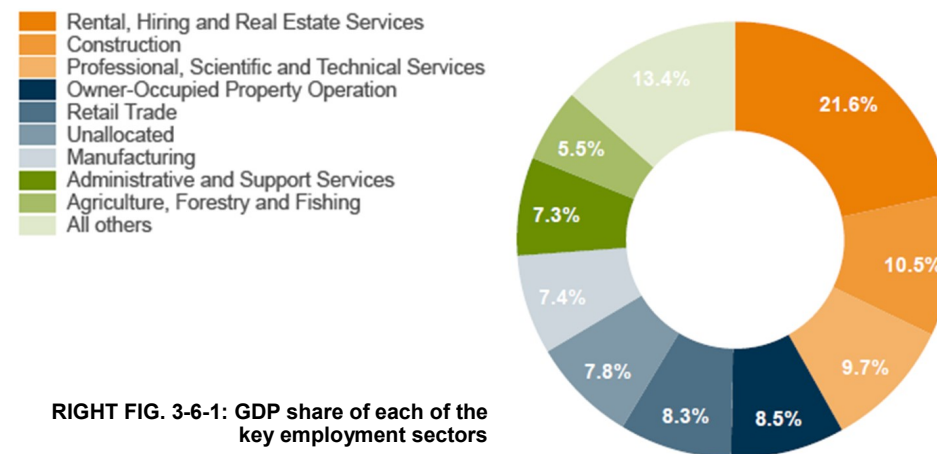
Existing Situation

Mangawhai's economy had a GDP of \$83 million in the year to March 2018, a result of 7.8% annual growth over the previous 10 years¹. This is considerably higher than New Zealand's overall growth of 2.1% per annum. This level of economic growth corresponds with similar employment growth patterns. It is also parallel to the growth in housing development and the permanent resident population in Mangawhai. As indicated by **Figure 3-6-1**, the single largest industry across Mangawhai was rental and real estate services, followed by construction (21.6% and 10.5% of GDP respectively). Owner and occupier property operation makes up 8.5% of GDP, therefore housing and construction focussed businesses made up 40.6% of the Mangawhai economic activity. Other industries were more evenly spread in terms of percentage of Mangawhai's GDP.

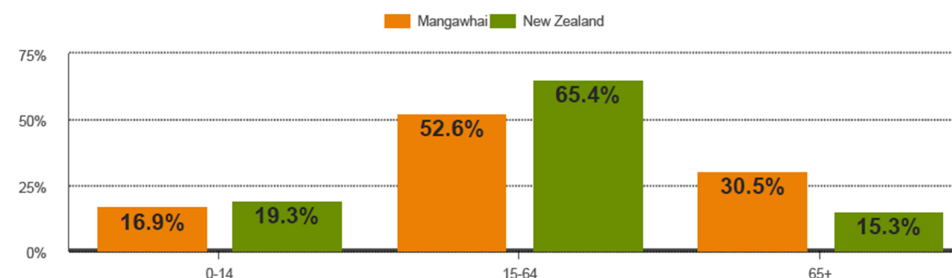
This level of economic activity is achieved with 52.6% of Mangawhai's population being of working age (refer to **Figure 3-6-2**), compared to 65.4% across New Zealand. The overall dependency ratio (persons outside of the working age as a proportion of the number of persons of working age) in Mangawhai is 90.0%, considerably higher than the 53% ratio in the national economy.

The services and amenities present in Mangawhai reflect its history as a holiday destination and an attractive retirement location. The businesses that are present are generally small in scale and aimed at servicing the day to day needs of the local residents and holidaymakers. The relatively small population and location away from the main transport routes such as State Highway One mean that larger scale businesses and facilities serving the community, including secondary schools, are located in other towns across the region, such as Wellsford, Warkworth, and Whangarei.

¹ Economic data taken from "Mangawhai Annual Economic Profile 2018" prepared by Infometrics.



RIGHT FIG. 3-6-1: GDP share of each of the key employment sectors



ABOVE FIG. 3-6-2: Mangawhai's 2018 population

The growth in the resident population experienced over the past two census periods between 2006 and 2018 has begun to tip the balance between the permanent population and the temporary holiday population. Mangawhai is attracting families and working age people who require a wide range of economic opportunities and community services to meet their everyday needs.

A portion of the community works from home, but there are large numbers of people who commute outside of the local area, including to metropolitan Auckland for their daily employment. It is clear that the employment opportunities in Mangawhai and the immediate surrounding area are currently limited.

Community Values

Public consultation has raised issues relating to the ability for people to provide for their economic well-being within Mangawhai. Potential solutions sought by the community included more provision for home occupations and small scale business opportunities within the urban area. It was also suggested that small lot productivity should be encouraged within the rural or proposed rural-residential zones such as occurs in Whangarei and Matakana. Such businesses could develop around existing examples of success, and local attractions such as the local Mangawhai Artists Gallery, market days, vineyards, olive groves, golf courses (public and private), the Te Araroa Trail and of course Bennetts of Mangawhai chocolatier.

The MCP also seeks that KDC create simpler processes for people and business to work with the council. It asks the Council to be more open, transparent and engaged with the community and businesses.

Towards greater self-sufficiency

More local jobs needed

In order for Mangawhai to provide for the sustainable economic wellbeing of the area, the increased resident population and their changing demographics, there is a clear need to provide for local jobs at a much higher rate than currently provided. In doing so Mangawhai would experience a number of positive effects including:

- higher economic growth and flow on prosperity for its residents;
- less people commuting out of the area for employment;
- higher number of youth (aged between 15 to 30 years) remaining in the area;
- lower economic dependency ratio (i.e. less people outside of the working age than within);
- reduced daily traffic volumes and follow on strain to the local road network; and
- potential for increased community engagement by residents.

The 2018 Census identified a population 5,031 people. At the same time the area accommodated 1,121 jobs², which equates to 223 jobs per 1000 people.

² Economic data taken from "Mangawhai Annual Economic Profile 2018" prepared by Infometrics.

For areas like Mangawhai, generally industry 'rule-of-thumb' advice is that a ratio of 400/1000 people is a more sustainable level. For the current population this means approximately 2,012 jobs.

More employment land needed

The lack of employment opportunities is linked to the limited area of land currently zoned for commercial and industrial use in the District Plan. Approximately 14 hectares of land is zoned as either Business: Commercial or Business: Industrial. Mangawhai School (4.8 hectares) is not zoned for business but employs approximately 50 people. Refer to **Appendix F** for a detailed breakdown.

The pockets of business zoned land are spread across the urban Mangawhai area with the two main centres at Wood Street and Moir Street zoned commercial, and the areas at the corner of Molesworth Drive and Moir Point Road, and on Gumdiggers Lane zoned industrial. The residential zone does provide for home occupations but these are small scale businesses occurring within the primary dwelling.

The following table indicates that, based on industry advice ratios for the number of jobs and area of employment land, Mangawhai's current provision falls short. Ideally, there should be 2,012 jobs and 31.2ha of employment land to accommodate those jobs.

	Actual Provision 2018 (Operative District Plan)	Industry Advice Ratios	Supply Based on Industry Advice Ratios
Population	5,031 (2018 Census)	Per 1000 people	5,031 (2018 Census)
Jobs	1,121 jobs	400	2,012 (5.031 x 400)
Employment Land	14ha – 21.7ha (including Mangawhai Central/ Estuary Estates, as zoned)	6.2ha	31.2ha (5.031 x 6.2)

Providing employment for a growing population

The spatial plan intends to provide for the growth and development of Mangawhai over a 20-25 year period. Current population projections under the LTP forecast a population of approximately 14,466 permanent residents for Mangawhai in 2043³.

The following table sets out the expected number of jobs and provision of employment land for this number of residents.

	Industry Advice Ratios	Expected Demand for 2043 projected population
Population	Per 1000 people	14,466 people
Jobs	400 jobs	5,786 (14.466 x 400)
Employment Land	6.2ha	89.7ha (14.466 x 6.2)

As indicated above, ideally provision should be made for 400 jobs per 1,000 people. For the 2043 projected population of 14,466 people, this means 5,786 jobs. Again based on industry advice, 89.7ha of land zoned for commercial or industrial use would be required. Taking into account the existing 14ha of zoned area and the area of employment land planned for Mangawhai Central (7.2 ha already zoned or 13.35ha proposed), Mangawhai will need an additional 62.4 to 68.5ha between now and 2043.

Continuing the current rate of job provision would not address the existing issues raised by the community regarding the lack of business and employment opportunities across Mangawhai. Nor will it provide long-term sustainable economic well-being for the town and its residents. However, even if the current relatively low job and employment land ratios are maintained through to 2043, based on the projected population growth Mangawhai would need approximately 50ha of employment land, or an additional 22.2 to 28.3ha.

NB. The above figures are all provisional estimates and forecasts only.

³ KDC Long Term Plan: Addendum to the 2018-28 LTP Population and dwelling projections (draft)

⁴ Kaipara District Plan Chapter 16: Estuary Estates.

⁵ Proposed Plan Change Application by Mangawhai Central Limited, November 2019



ABOVE FIG. 3-6-3: Existing Mangawhai Village businesses



ABOVE FIG. 3-6-4: Existing Wood Street businesses

Additional Employment Land Options

The Spatial Plan process has provisionally identified possible areas suitable for rezoning. The main area identified as having potential to provide for commercial land uses is around the existing Mangawhai Village at Moir Street. This area covers approximately 12.3ha as shown on **Figure 3-6-5**.

Potential locations for additional Industrial zoned land have also been investigated and are indicated on **Figure 3-6-6 overleaf**. The areas proposed at Hakaru and to the south of the Insley Street bridge have the potential to contribute up to 64ha of additional employment land to the area. The areas of land identified are provisional only. Landowner and community consultation and detailed technical assessment are still required.

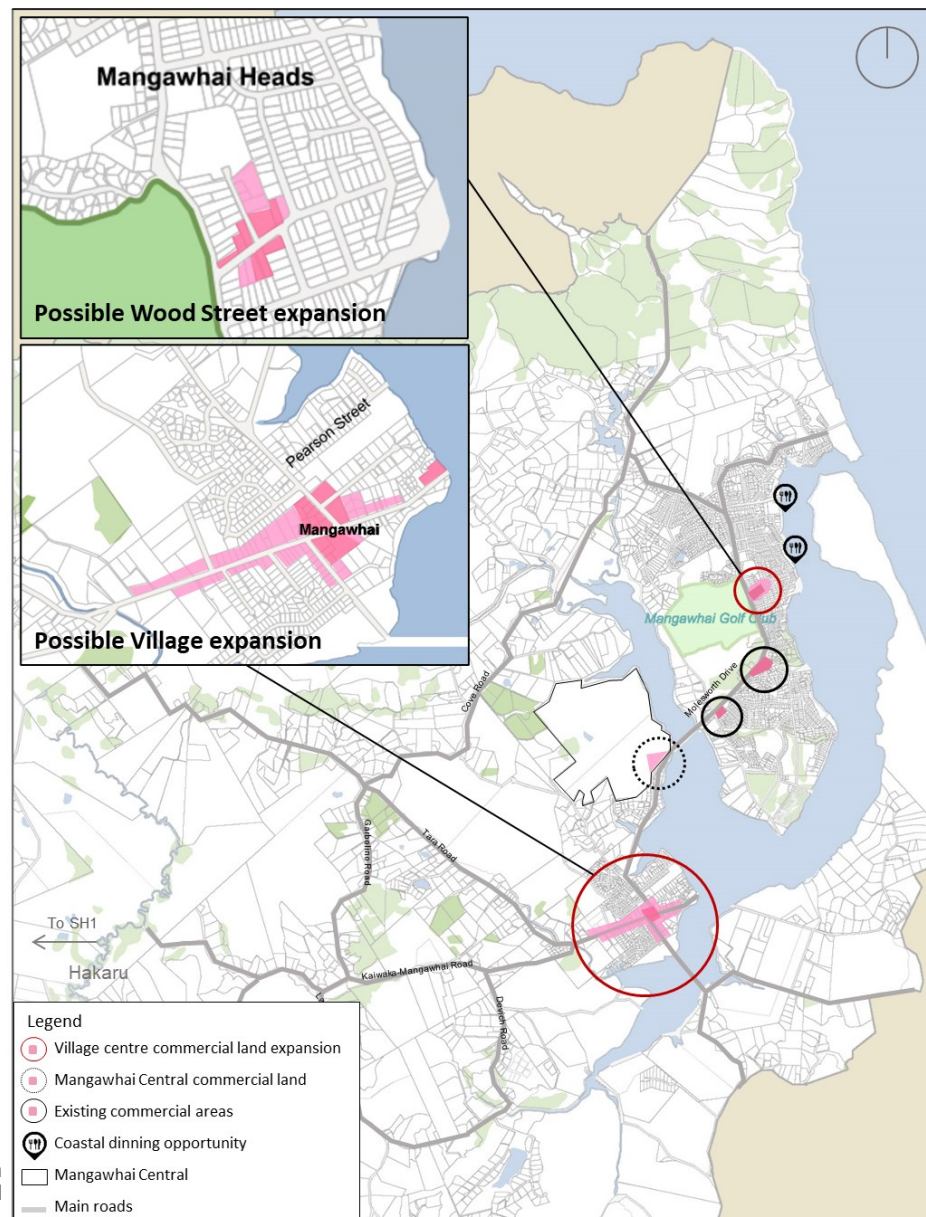
It is noted that the provision of additional employment land is enabled in the Mangawhai Central area. This rezoned area will provide an opportunity for additional employment in Mangawhai in both the retail / commercial areas and in the industrial zoned area.

While the Wood Street area was considered for intensification, due to the constrained roading network, and the lower density coastal character of the surrounding residential area, it is considered that opportunities for intensification of this areas are limited. Wood Street will continue to have an important role as a local convenience centre.

Mix of Commercial Uses

The Spatial Plan process has identified that the existing provisions for commercial activities across all zones (Commercial, Industrial and Residential) is not meeting the needs of the local community and does not actively encourage a range of business activities that could sustain themselves in a small town the size of Mangawhai. Small businesses or new 'start-up' businesses require smaller spaces with flexible uses and favourable lease arrangements both in terms of size, structure and development/rental cost. Other businesses attracted to the Mangawhai area may require more bespoke buildings in relation to size and design, rather than standard commercially designed buildings common to larger urban centres.

RIGHT FIG. 3-6-5: Proposed employment land expansion in the context of existing commercial zoned land



Business attraction

In order to provide for more local employment, new businesses should be attracted to Mangawhai. KDC could fulfil a role in this through engagement with business networks, based on a clear strategic employment approach. It should be supported by information showcasing all business land (once additional is provided) and other opportunities, such as residential amenities and lifestyle.

Recommended actions

1. Investigate the suitability of the area identified on **Figure 3-6-5** (at Moir Street in Mangawhai Village) for commercial activities in order to meet the future demand expected in the Mangawhai area.
2. Investigate the suitability of the areas identified on **Figure 3-6-6** (at Hakaru and southeast of the Insley Street bridge) for industrial activities in order to meet the future demand expected in the Mangawhai area.
3. Develop an employment and business attraction strategy.
4. Actively engage with business networks in order to attract new businesses to the Mangawhai area.

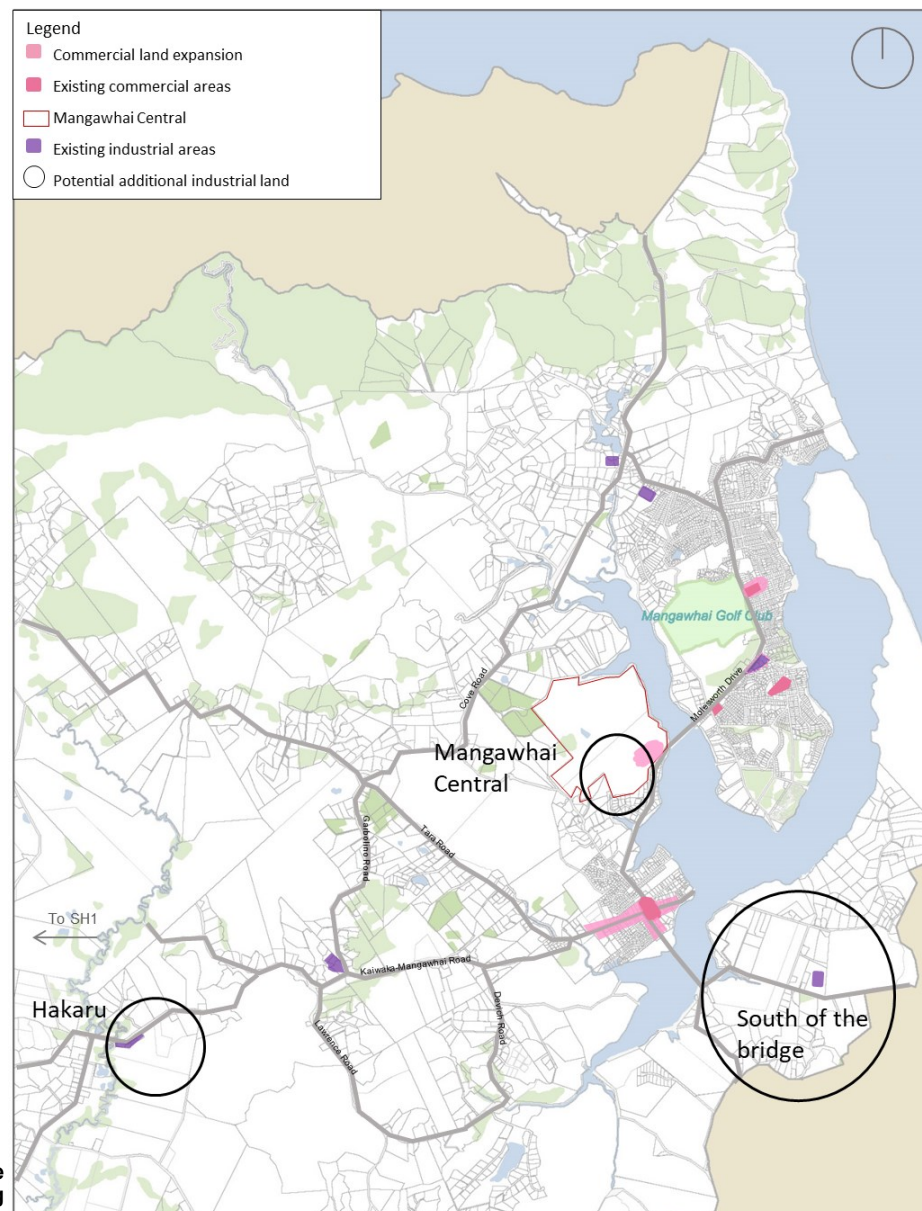
Implications for the Kaipara District Plan

The recommendations to provide additional employment land and provide for a greater mix of commercial activities will require changes to be made to the operative District Plan. Such changes would include the rezoning of land for Business: commercial and Business: industrial use. The corresponding objectives, policies and rules of all zones will require review to ensure that the recommended activities are provided for across the Plan. Specifically, a review of the District Plan should address the following matters:

Residential Zone Activities

1. Identify and clearly articulate within the District Plan appropriate commercial activities like home occupations that could occur within the residential zone in order to provide for a wider range of activities that support the community. It is suggested that the District Plan make reference to specific commercial activities to be provided for within the residential zone.
2. Provide for commercial activity within residential areas which are compatible

RIGHT FIG. 3-6-6: Proposed areas to be investigated for new industrial zoning



with the existing amenity characteristics and features. Such activities could include the following:

- Home occupations
 - Supported care (max number of people accommodated)
 - Boarding houses (max number of people accommodated)
 - Visitor accommodation (max number of people accommodated)
 - Care centres, including childcare centres (max number of people accommodated)
 - Offices (small – up to a maximum gross floor area)
 - Restaurants (small – up to a maximum gross floor area)
 - Healthcare facilities
 - Dairies (small – up to a maximum gross floor area).
3. Review home occupation rules to further enable small scale work from home activities, while maintaining residential amenity.

Retail

1. Expand the spatial area of existing business zoned area around Wood Street (Limited) and Mangawhai Village.
2. Enable a broad range of business and residential uses (above ground floor) in the Business: Commercial zone.
3. Support the establishment of a well designed commercial/retail centre at Mangawhai Central.

Commercial and Industrial

1. Identify and rezone areas to expand the commercial zoning within Mangawhai
2. Identify and rezone areas to expand the industrial zoning within Mangawhai or the wider area, including Hakaru
3. Enable a broad range of business and residential uses (above ground floor) in the commercial zone.
4. Restrict residential activities in all Industrial areas.
5. Require robust landscape buffers along road frontage and adjoin zones.
6. Provide for small scale commercial activities.

3.7 Transport



Increase connectivity and ease of movement within and around Mangawhai through upgrades of roads and bridges

Improve walking and cycling conditions and connections

Redesign the Alamar Street boat ramp carpark area

3.7 TRANSPORT

The aim under this theme is to:

Improve safe walking and cycling options, and manage vehicular traffic.

Existing Situation

The development and maintenance of the transport network across Mangawhai has not kept up with the rapid changes experienced within the area in recent years. Many roads are of a rural standard with limited amenity and safety for pedestrians and cyclists. During peak holiday periods there are severe congestions in the existing commercial areas and at the beach and estuary.

Community Values

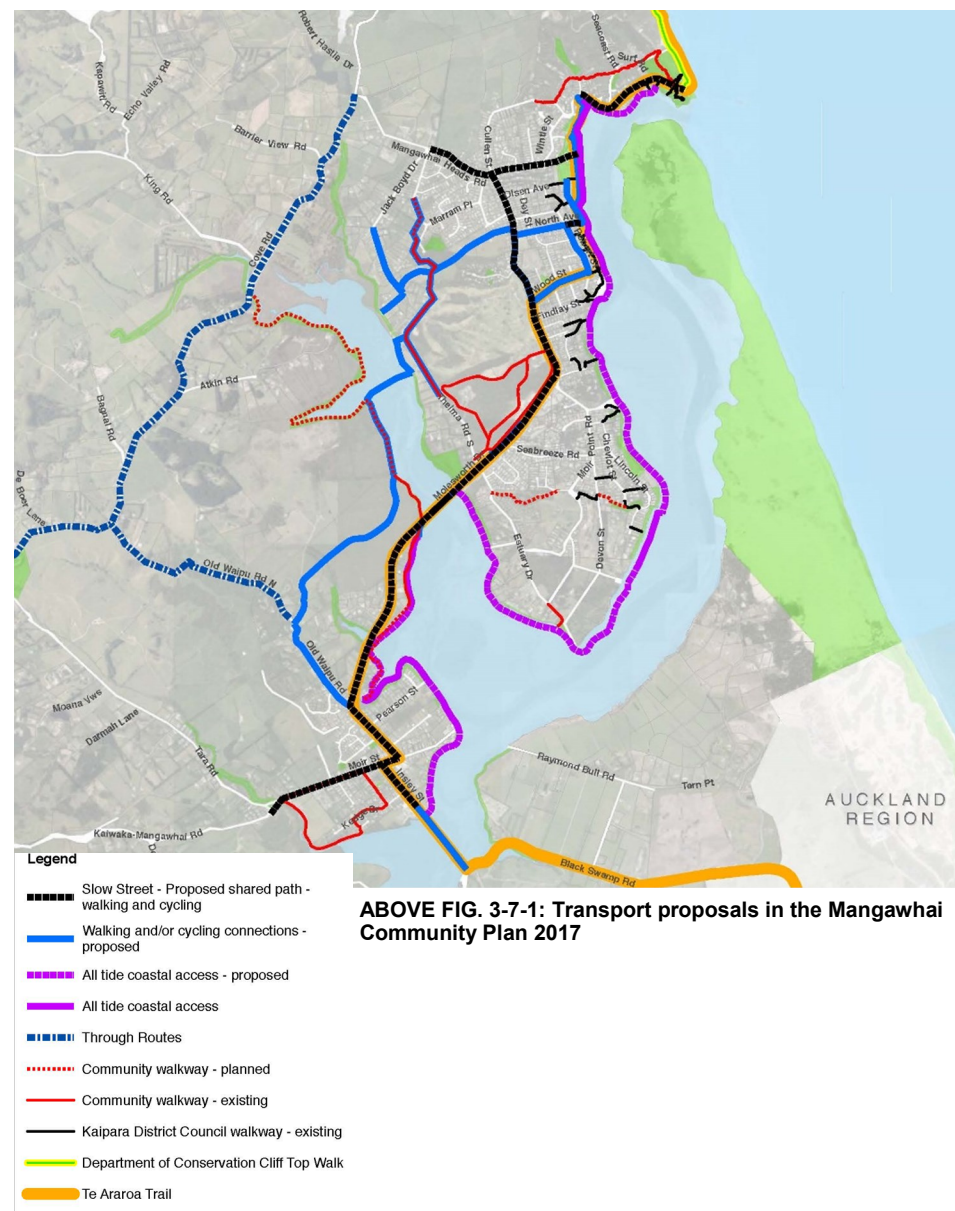
The following transport issues have been highlighted during the Spatial Plan process:

- There is a lack of public transport.
- Cycle and pedestrian facilities are of low quality and in some cases unsafe.
- The Wood Street commercial centre is regularly congested with vehicles.
- Access to the beach areas (and the wharf) is highly congested during summer.
- The capacity of Cove Road is adequate but upgrades of intersections and the single-lane bridges are required.
- The Molesworth Drive – Moir Street – Insley Street intersection and a number of other intersections need to be upgraded to relieve congestion and support safe pedestrian movements.

The MCP includes the following two Key Moves relating to transport matters:

Key Move 1. Slow Street from school to beach. This key move seeks to maintain and enhance the active but slow and safe pace of life. The slow streets would connect the different areas of Mangawhai and invigorate town centres along the way.

Key Move 3. Improve Connectivity is about making it safer and quicker to walk,



ABOVE FIG. 3-7-1: Transport proposals in the Mangawhai Community Plan 2017

cycle or scoot around Mangawhai. This would involve the creation of shared paths along main roads and connecting no exit streets as well as providing alternative routes into and around Mangawhai.

The public consultation process undertaken for the Spatial Plan has raised similar concerns with the transport network. Specifically promoting increased walkability and cycling to reduce vehicle dependence, reducing congestion and conflict between cars and pedestrians at the main intersections across Mangawhai, and providing a by-pass route for heavy vehicles.

Additional, local transport issues that were highlighted through the consultation process demonstrate the increased pressure experienced during peak holiday periods when the population more than doubles. These include:

- Alamar Crescent boat ramp congestion during peak periods.
- Access to the beach for residents during peak times.

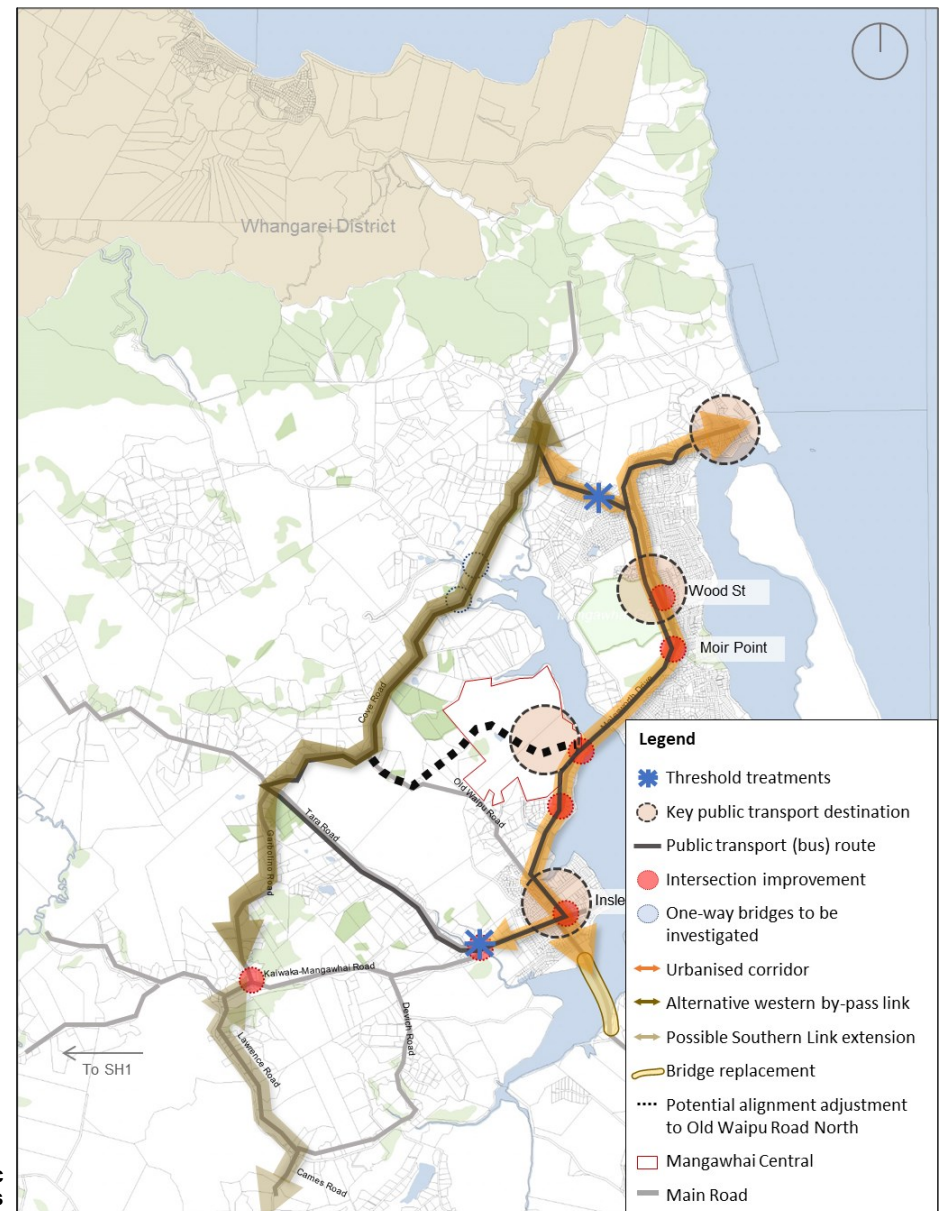
Recommended Actions

The spatial plan consultation process identified a number of priority actions to achieve the community's aims to improve the movement of people and vehicles within and around Mangawhai. These are listed below and illustrated in **Figures 3-7-2 and 3-7-3**.

Roading

1. Progress with the upgrade of intersections at Insley / Moir Street and Moir Street / Molesworth Drive.
2. Plan for Insley Street bridge replacement in 15-20 years (vehicle) and pedestrian access (5 years).
3. Adopt a 'slow street' philosophy within residential areas. Consider traffic calming at key entries into the urban area.
4. Undertake improvements to parking in the Wood Street and Village centres. Village Centre Improvements to be undertaken through a combination of Innovating Streets and then permanent treatments.
5. Investigate Cove Road as a western by-pass and upgrade of one-lane bridges.

RIGHT FIG. 3-7-2: Proposed general traffic and public transport initiatives



6. Investigate the upgrade of Cames Road as a potential alternative route into Mangawhai thus reducing the pressure on the Insley Street - Moir Street intersection.
7. Investigate a potential road connection between Molesworth Drive and Cove Road, via Mangawhai Central.
8. Investigate a public transport loop via Molesworth Drive, Mangawhai Heads Road West, Moir Street, Cove Road, and Tara Road, servicing the centres and key destinations.

Walking and Cycling

1. Progress with proposed walking and cycling connections identified in the Mangawhai Community Plan, including walkways, trails, slow streets, and shared paths.
2. Continue to investigate and develop initiatives proposed in the Wood Street Revitalisation Plan to facilitate a more pedestrian-friendly environment with improved vehicle circulation and parking.
3. Develop a strategy for Council's paper or unformed roads to become either part of the road network or pedestrian/cycling connections.
4. Investigate opportunities to improve cycling conditions along Cove Road.

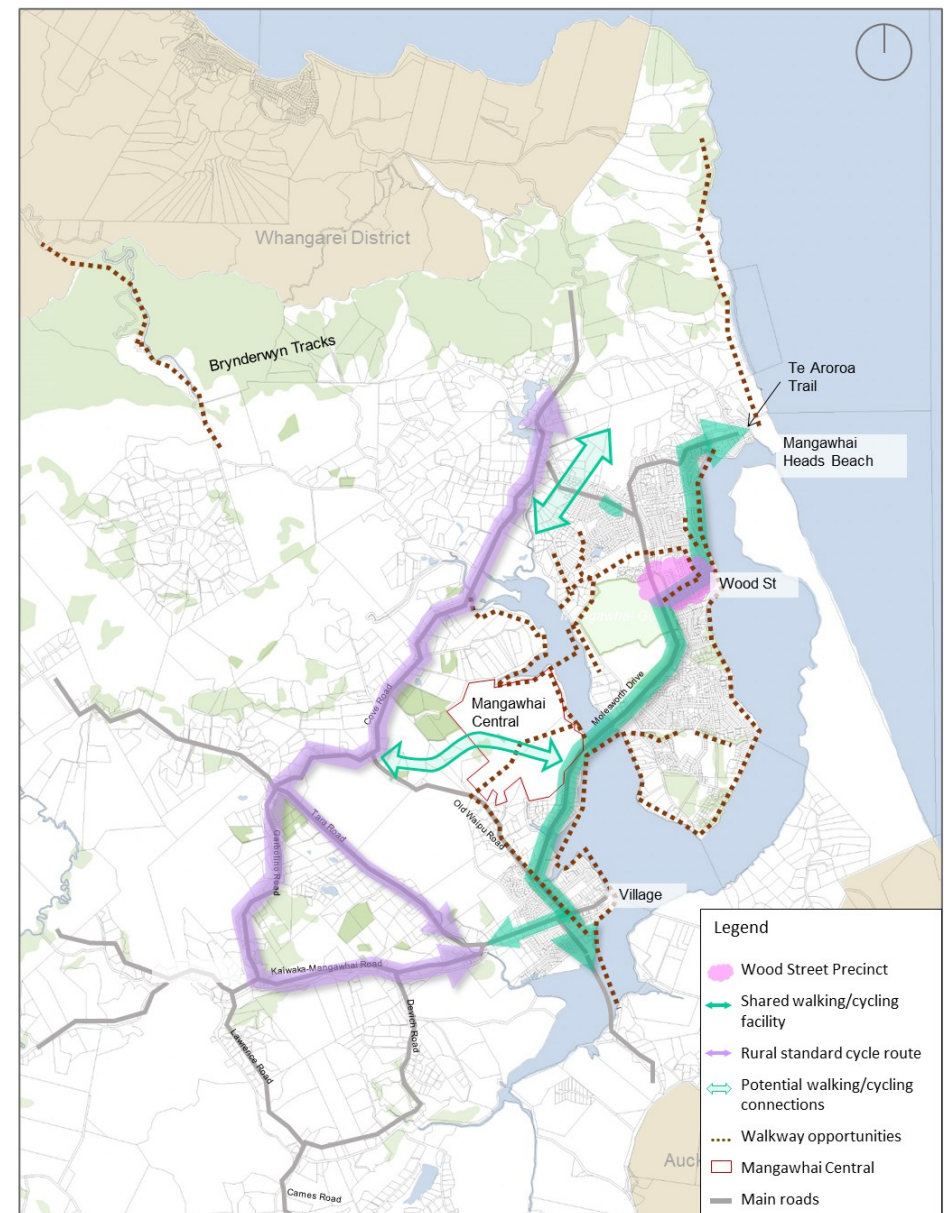
The Alamar Street Boat Ramp

1. Redesign the Alamar Street Boat Ramp carpark area within the existing Council owned Reserve Management Unit to accommodate increased numbers of vehicles and boat trailers.
2. Review the Kaipara District Reserves and Open Space Strategy 2006 and prioritise the review or creation of a reserve management plan for the Alamar Crescent Local Purpose (Esplanade) Reserve.

Implications for the Kaipara District Plan

The operative Kaipara District Plan should be reviewed to ensure that walking and cycling connections are created between new subdivisions at the time of development.

RIGHT FIG. 3-7-3: Proposed general pedestrian and cycling initiatives



APPENDICES

Appendix A - Project process

Appendix B - Growth projection assumptions

Appendix C - Provisional residential growth areas assessment

Appendix D - Provisional detailed assessment of rural-residential areas

Appendix E - Growth options considered

Appendix F - Current District Plan employment land capacity calculation

APPENDIX A - PROJECT PROCESS

Inception meeting

The project commenced in July 2019 with an inception meeting between the Council and the consultant team. During this meeting the following items were confirmed:

- The project structure, lines of communication, responsibilities, deliverables, timeframes, and project contract;
- Available background information, studies, reports, data etc;
- Identification of outstanding information;
- Base map requirements;
- Consultation approach;
- Actions related to consultation, including identification of groups to consult, and communications and invitations; and
- Approach to Mana Whenua consultation, as advised by the Council's iwi liaison officer.

Analysis of base information

During this stage relevant information was gathered and analysed, including, but not limited to, the following:

- Hazards;
- Other constraints;
- Infrastructure capacity;
- Economic data;
- Demographic data;
- Community facility needs;
- Public open space needs (both passive and active recreation); and
- Movement issues.

A gap analysis was undertaken and the team

identified required information not available.

KDC staff scoping session

A session was held with relevant KDC staff to identify the scope of the spatial planning exercise. First ideas for directions and potential outcomes were identified.

Constraints and opportunities mapping

The consultant team translated technical background information into a spatial context for Mangawhai. These constraints and opportunities maps will be used for the next stage (consultation) and formed the basis for the ultimate deliverables.

Consultation sessions

The Spatial Plan was informed by views on issues, opportunities and priorities for Mangawhai as expressed in the following consultation sessions:

- A consultation session with Te Uri o Hau.
- A consultation session with stakeholders with specialist knowledge of key sectors.
- Two public consultation sessions, one held during the evening and one held on a Saturday morning.

The ideas that were identified during the above sessions were documented and fed into the technical workshop.

Inquiry-by-Design Workshop

In October 2019 a two-day workshop was held with KDC staff. This workshop determined the core spatial planning directions for the Mangawhai area.

The workshop comprised a two-day intensive, inter-

disciplinary workshop during which KDC staff and the consultant team worked together and each contributed their planning and design expertise and knowledge.

The workshop process consisted of the following steps:

Day 1

- Short technical briefings were given by relevant Council officers and other specialists representing them. Presenters described the current situation, trends and offered provisional strategy suggestions for their discipline area. Briefings were provided from the discipline leads responsible for infrastructure, traffic, planning, economic development, parks and recreation, and community development.
- Small teams associated with the above topic areas produced their disciplines' 'ideal strategies' for the area. This was purposely single-discipline, in order to achieve depth in understanding, as early integration can be shallow.
- The topic groups reported their outcomes to the whole workshop.
- A group discussion then explored the inter-relationships, synergies and tensions. Together a number of strategy options were formulated. These ranged from business-as-usual through to highly aspirational and sustainable.

Day 2

- Option groups were formed with cross-discipline representation to develop the respective strategy options.
- The options were reported back into the wider group. The group discussed their merits and evaluated them by discipline.

- A preferred Spatial Plan option was selected. This comprised of a hybrid between previous options.
- The preferred option was developed, described and quantified.
- The key actions were prioritised with consideration of how transformative and deliverable these are.
- The technical discipline groups documented the actions and policy implications for their respective topics.
- The workshop concluded with a summary presentation of the key workshop outcomes.

Presentations

After the inquiry-by-design workshop, the outputs were developed with supporting maps, diagrams, photos and artist impressions.

In November and December 2019 the outcomes, consisting of options and preferences, were presented to the following groups:

- Presentation 1: Council staff;
- Presentation 2: Councillors; and
- Presentation 3: Public and stakeholders.

The presentation was posted on the Council's website and public feedback was invited. This consultation feedback further informed the development of this Mangawhai Spatial Plan 2020.

Consultation

There were two stages of additional consultation undertaken:

Following the presentations noted above, the Council provided an opportunity for feedback on the

draft Spatial Plan through Survey Monkey (an online survey) in January 2020. A total of 124 responses were received.

This feedback was reviewed and incorporated into the draft Spatial Plan where appropriate.

The draft Spatial Plan was considered by Councillors at a briefing session on 22 April 2020. The Spatial Plan was subsequently approved for formal consultation.

The Spatial Plan was released for formal public feedback in the period between 6 July 2020 and 9 August 2020. This coincided with the public feedback period for the District Wide Spatial Plan, as well as the formal submission period for Private Plan Change PPC78 (Mangawhai Estuary).

A total of 50 comments were received via the online questionnaire, while 13 additional memoranda were received as well as several explanatory memorandums with the online survey. No public meetings were held due to Covid-19 restrictions, but eventually a second 'Inquiry-by-Design' workshop with technical Council staff was conducted.

A briefing session was provided to Councillors on 4 November.

The workshop and briefing led to further adjustments, resulting in the Spatial Plan as presented in this report.

APPENDIX B - GROWTH PROJECTION ASSUMPTIONS

Population Projection

Population projections in the Mangawhai Spatial Plan is based on calculation in *Workings behind significant assumptions in the Kaipara District 2018 -28 LTP* prepared by Rob Bates. The population data is derived from the Census 2018. These projections were cross-checked against the Council's ratings and building consent data to provide a more accurate estimate of the population from 2018 to 2043.

The population projections for the LTP provides a straight-line/ high growth scenario of growth continuing at the same rate to a total population of 14,466 in year 2043. The mid-range projection takes into account that growth will not continue at the same rate, dropping off over time due to changes in economic and social conditions.

The variation in the projected population figure arises from a number of assumptions that are subject to change:

- The high growth rate experienced between 2013 and 2018 may or may not continue.
- The cyclic nature of the economy means that over time growth will moderate back to the lower levels previously predicted by Statistics New Zealand.
- The prevalence of holiday homes in Mangawhai:
 - The percentage of unoccupied (holiday) homes is high at 42%.
 - There is a trend down towards less unoccupied homes at 1.4% per annum (from 49% at Census 2013).

	Total Mangawhai Area Population Projections							
Scenario	2006	2013	2018	2023	2028	2033	2038	2043
Census Data	2,307	3,144	5,031					
LTP 2018-2028								
- Straight Line			5,031	6,918	8,805	10,692	12,579	14,466
- Mid-range			5,031	5,950	7,162	8,373	9,584	10,796

- The rate of change from unoccupied to occupied dwellings will influence or be influenced by the rate of population growth and hence demand.

Additional residential development potential

The additional residential development potential of Mangawhai was calculated, which involved identifying the size of each development area and applying a potential density (minimum lot size) to it.

The potential additional population capacity was calculated assuming an average household size of 2.4 people¹.

All growth options considered (refer to **Appendix E**) are based on the following assumptions:

- The majority of the existing Residential zoned properties will remain unchanged. Infill and further subdivision of existing 1,000m² lots in the Residential zone will be limited due to several factors such as the position of the existing dwelling on the site, the economic ability of owners to subdivide, the lifestyle

choice of people living in and moving to Mangawhai.

- Minor dwellings will not be a viable option for a number of existing residential zoned sites for similar reasons as infill subdivision.
- Intensification around Wood Street and the Village will be limited due to the compact size of the commercial areas and economic and lifestyle choices of Mangawhai residents.

For all options it is also assumed that the existing percentage of unoccupied (holiday) homes will remain high (currently 42% of total dwellings in the Mangawhai area). It is noted that the percentage of unoccupied homes has been reducing over time, with new permanent residents occupying existing dwellings. Thus, there is capacity to accommodate additional permanent residents in Mangawhai without additional residential development.

It is however, difficult to predict whether this rate of change will continue into the future and therefore it has not been included in the calculations.

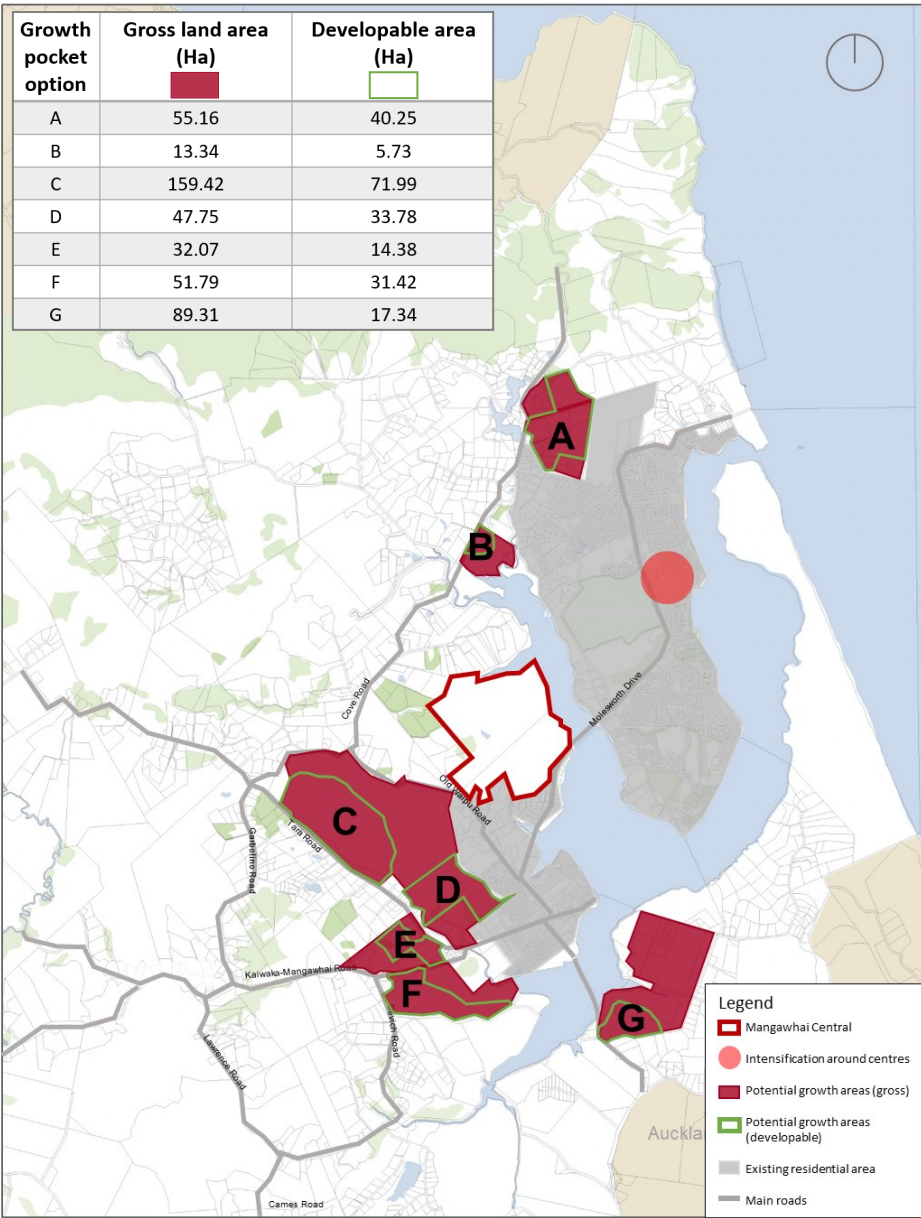
¹ Census 2018: Mangawhai wide average household size is 2.4 people. The New Zealand average household size is 2.7 people.

APPENDIX C - PROVISIONAL RESIDENTIAL GROWTH AREA ASSESSMENT

The Spatial Plan process identified potential residential growth areas A-G. The practical suitability of these areas for residential development was assessed during the inquiry-by-design workshop against the criteria outlined in the table below.

Red = Least suitable
 Yellow = Moderate, subject to technical improvement
 Green = Most suitable

Whilst Area A and Area D were identified as preferred growth areas, the findings from this assessment will require further comprehensive and formal studies to provide evidence and support.



Growth pocket option	planning	landform	fragmentation	tsunami risk	coastal flooding	protected features	wastewater	landscape	geohazards	soils	flooding	transport
A	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green
B	Yellow	Green	Green	Red	Red	Yellow	Yellow	Green	Yellow	Green	Red	Green
C	Yellow	Yellow	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow	Yellow
D	Green	Yellow	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow	Yellow
E	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow
F	Yellow	Yellow	Green	Yellow	Yellow	Green	Red	Yellow	Green	Green	Green	Green
G	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Green	Yellow

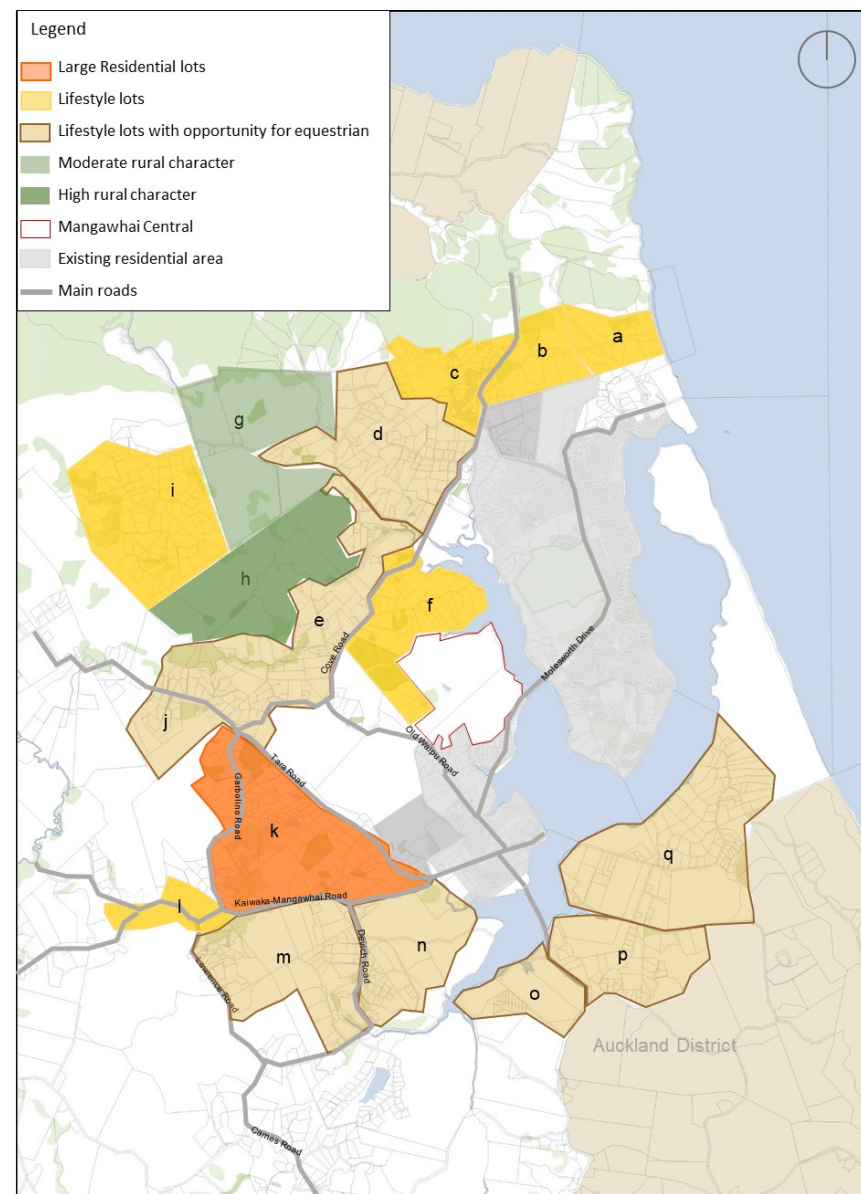
APPENDIX D - PROVISIONAL DETAILED ASSESSMENT OF RURAL-RESIDENTIAL AREAS

A provisional desktop assessment of the rural residential areas was carried out in the October 2019 Inquiry-by-Design workshop as part of the Spatial Plan process. Five categories of rural-residential areas were identified and a provisional range for the minimum lot size proposed, based on the characteristics of each area. The result is shown on the maps in this appendix, with a rationale for the zone application outlined in the following tables.

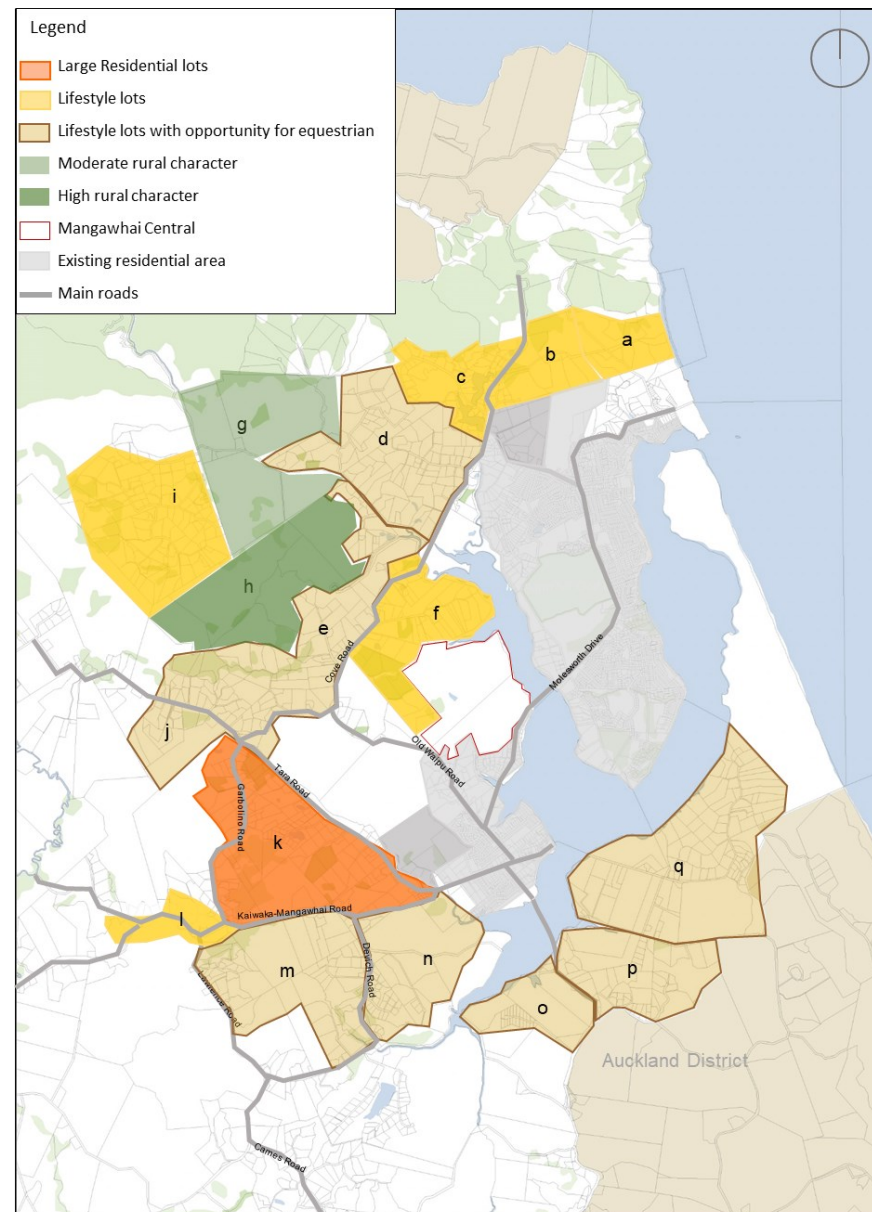
Further technical assessments are required to refine and formalise the zone application and determine detailed provisions.

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 activity	2.0 - 4.0
Moderate rural character	Avoid
High rural character	Avoid

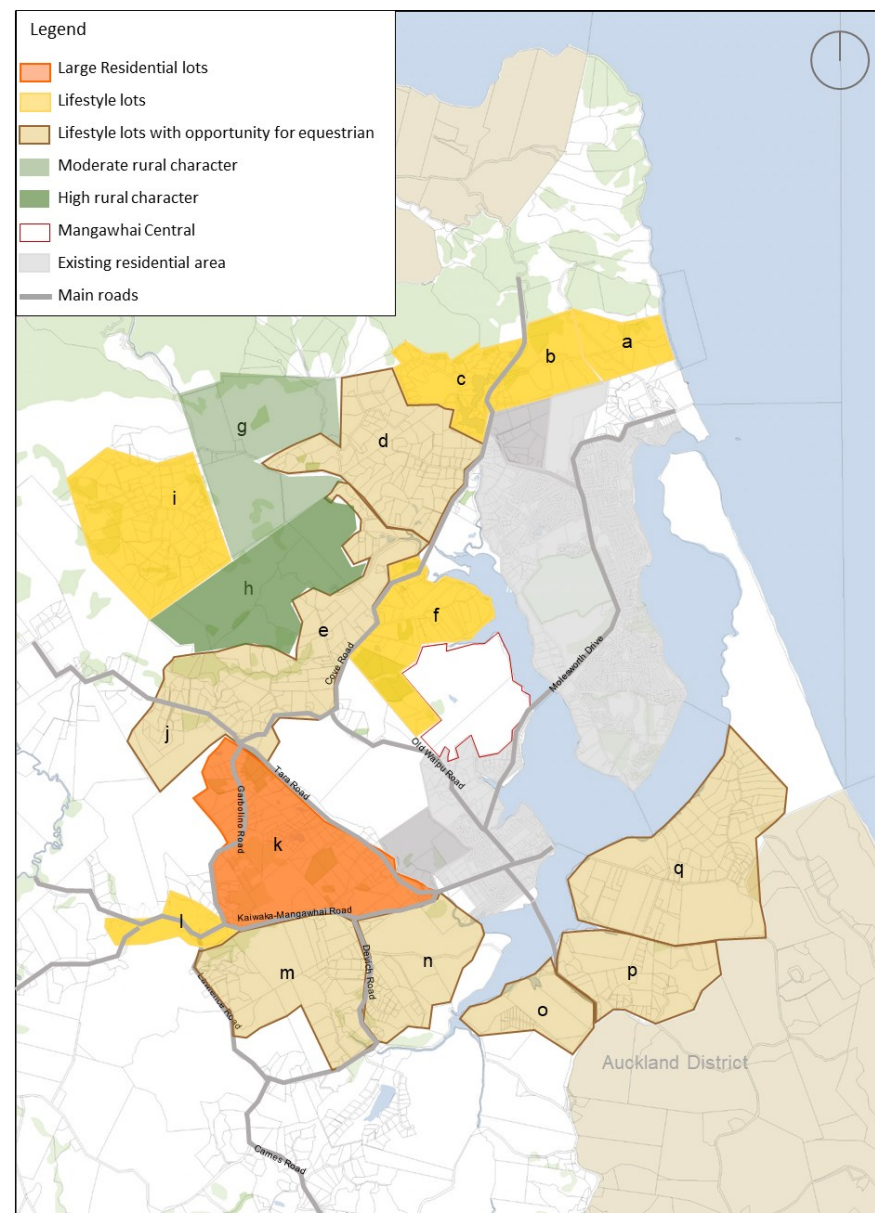
It should be emphasised that the assessment contained in this appendix was provisional only. Some of the rural-residential areas defined in the preferred growth option differ from the outcomes of this provisional analysis, due to additional input received and analysis undertaken in 2020.



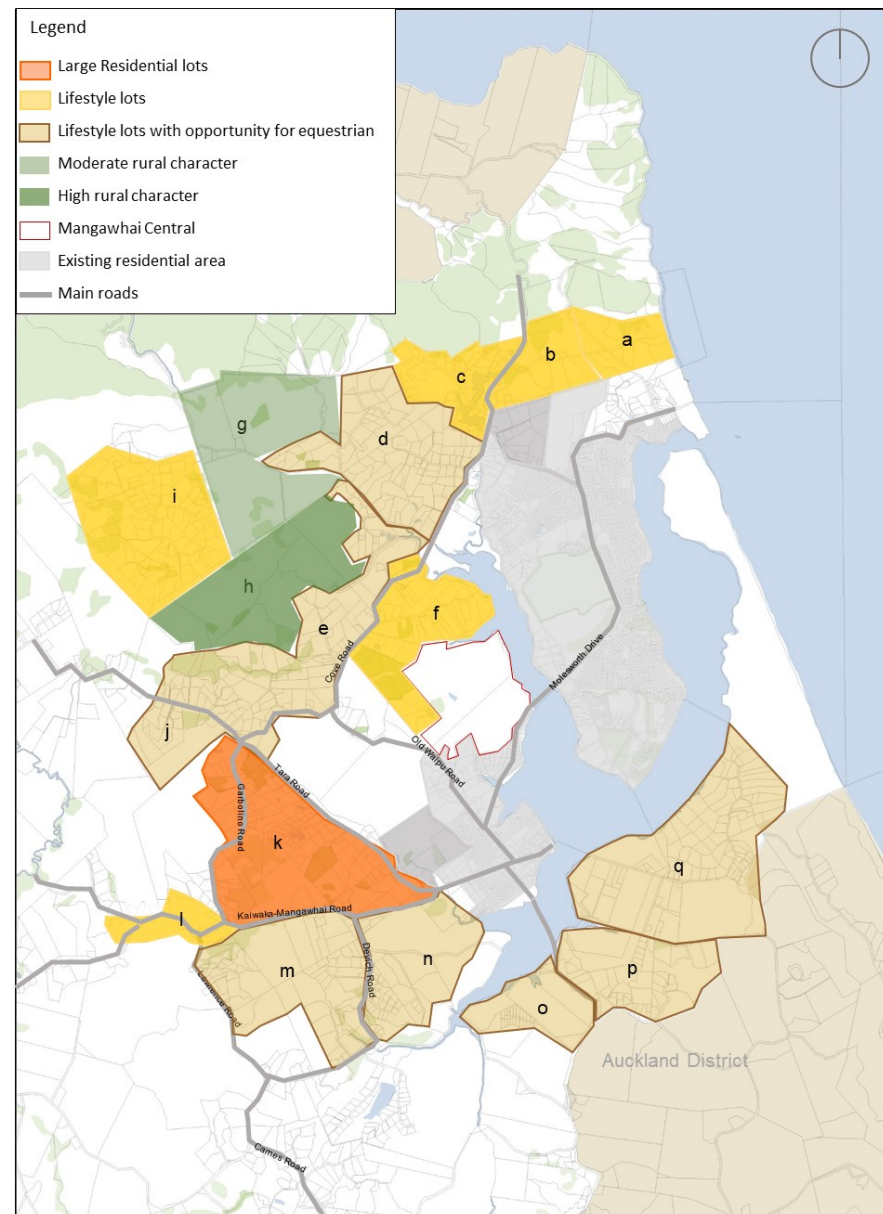
Area	Land area (ha)	Zone reference	Minimum lot size	Rationale
a	68			Discounted
b	60	Lifestyle lot	0.4 - 0.8ha	
c	86	Lifestyle lot	0.8 - 2ha	This area of land is described as 'the Sanctuary' and has already been developed at rural lifestyle density which maintains its high ecological values, ie. waterways. It is close to the Brynderwyn Hills and maintains a buffer of low density land use and bush areas to facilitate the migration of fauna into Mangawhai and other areas, it is the gateway to Mangawhai from the north and its aesthetic value should be protected. Therefore the rural lifestyle density should be reinforced.
d	240	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	Area d and e are already subject to intensification to a density of 3ha-4ha per lot. Given its proximity to town the area has attracted commercial, light industrial and service industries. These sites are attractive as they offer views back to the Brynderwyn Hills over an expansive rural landscape. The continued use of this area for lifestyle development is considered logical given the existing extent of fragmentation. Given the likely pressures on this area for intensification it is recommended that land use is controlled via activity based zoning. Sites located along King Road are likely to have high waterway and ecological values due to its interaction with the estuarine environment.
e	321	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	
f	136.5	Lifestyle lot	0.8 - 2ha	This area has topographical challenges and issues with overland flow. It can be difficult to develop to a significant density (ie. lots <400sq.m) due to geological constraints around design. Current subdivision pattern is extremely fragmented which means that co-ordinated development would be difficult to achieve. To avoid adhoc intensification it is recommended that a structure plan and design guidelines are pursued current to re-zoning to co-ordinate land assembly and infrastructure investment, ie. roads, waste water, pedestrian connectivity with the rest of Mangawhai.



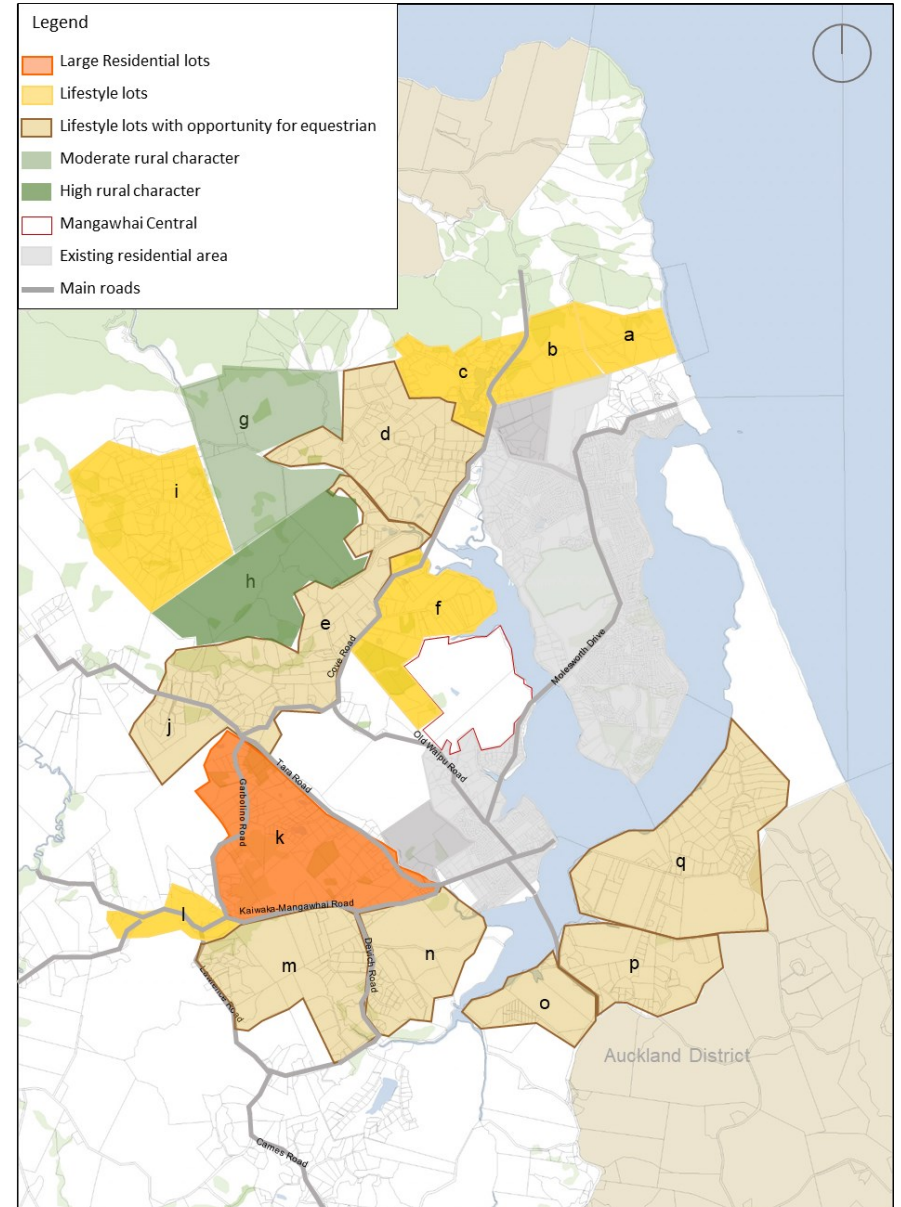
Area	Land area (ha)	Zone reference	Minimum lot size	Rationale
g	313.2	Avoid		
h	231	Avoid		These areas contain high value soils for rural production, horticultural and agricultural land use as well as significant ecological and amenity values that offers unbroken rural views through to the Brynderwyn ranges, maintaining the rural character and landscape. As viewed from Cove Road and Mangawhai-Kaiwaka Road drivers experience rural vistas through to the ranges which is viewed as a culturally significant and defining feature of the Mangawhai Spiritual personality and has high impact on incoming tourists. Note: Council reinforce the establishment of an urban growth boundary which clearly defines the extent of lifestyle and urban spaces, whilst maintaining the countryside aesthetic.
i	198.5	Lifestyle lot	0.8 - 2ha	This area of subdivision is a historic anomaly. The initial subdivision create modest size lots 2-4 ha. The site is bounded by large productive farms. This is a very pretty part of the district and have interconnecting waterways rolling landscape, productive soil and a beautiful backdrop of the Brynderwyns. The attractive nature of this area and the ecological values mean that landowners have sought to use 'environmental benefit rules' with the DP to enable subdivision. The roading network is a series of cul-de-sacs with a combination of private roads, JOALs and ROW easements to access individual lots. The roading is very disjointed and therefore unable to be upgraded for further subdivision. This is a high density kiwi site and intensification is compromising this species due to predators, cats and dogs. A pathway forward would be to restrict further intensification to protect what is left and recognise the area as an anomaly only. the same principle should apply to Spioenkop / Peeblebrooke Road, and another small cluster on Tara Road.



Area	Land area (ha)	Zone reference	Minimum lot size	Rationale
j	47.9	Lifestyle lot with opportunity for equestrian activity	0.4 - 0.8ha	Development in this area is somewhat constrained by topography (steep) and natural features (gullies and links to waterways). There is a high value wetland to the rear of this area which should not be developed. The area sits up on a ridge so existing developments are exposed and intensification has the potential to cumulatively erode the landscape values of this area including views of the Brynderwyns. The lot size is already small and development capacity has likely been fully absorbed. As such it is recommended that further intensification should not be sought.
k	250.1	Large residential lots	0.4 - 0.8ha	This area provides the opportunity for clear 'boundaries' to the more intensified large lot zone l. This area is somewhat constrained by topography and ecological values (Garbolino bush). This bush is very high quality and needs protection and buffering. A majority of this area is already intensified and mostly residential. The lot sizes are already small but the development capacity has not been fully absorbed. Therefore large lot/lifestyle intensification should be considered. The lots on Tara Road borrow the landscape value of Frecklington Farm and so this should be a consideration when determining the design of Frecklington farm and its intensity. Note: Council has recently upgraded both Tara Road and Cove road including a 50km zone so it signals that this area is higher density.
l	29.5	Lifestyle lot	0.8 - 2ha	This area has some undesirable intensification patterns that have been historically allowed. The area has views across the rural landscape in the mid-ground with the Brynderwyn ranges in the background. As this area is close to town, it is targeted for intensification, but the development of poor quality housing is cumulatively eroding the landscape values of this area. This should be acknowledge but not replicated. The development capacity has been full absorbed in the area and not further intensification should be considered. Note: Council is concerned about the cumulative adverse effects of residential intensification on both sides of Kaiwaka Mangawhai Road, due to visual impacts.



Area	Land area (ha)	Zone reference	Minimum lot size	Rationale
m	209	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	Some existing mixture of lifestyle lots. Area n has the best connection to the estuary through walkways, waterways and high value bush areas. It is recommended that an intensified development pattern is not to be sought as it would set an undesirable precedent to allow further intensification south of the Kaiwaka Mangawhai Road. MK Road is a cultural link and a tourist drive so protection of the landscape values on both sides is important. Given the modest size lots, there is potential for future coordinated development to avoid 'gated' or ad-hoc development. There are some notable gullies, waterways and ecological area (riparian) that should be considered when determining
n	181.7	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	
o	131.7	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	This area has nice views of the harbour and Mangawhai and some ecological features. It is recommended an intensified development pattern is not to be sought. Land is close to the beach, estuary and sand dunes and could play a role in reinforcing connection to protection for flora and fauna, especially at risk birds which nest in the dune systems. Given the modest size lots, there is potential for coordinated development. The area is also directly on the road to Auckland and the gate to Mangawhai Village so development should acknowledge this role as the key entry point and be respectful of the public experience of the area.
p	145.4	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	
q	316.9	Lifestyle lot with opportunity for equestrian activity	2 - 4ha	This area is highly constrained due to risk of sea level rise, coastal hazards and ecological protection. The area is relatively flat and is particularly suitable for hobby farms, horticultural, and commercial/industrial type uses. We recommend not seeking an intensified development pattern. It is preferred to have a gradual change from ecological coastline to horticultural/ agricultural land use close to the sand dunes. Given the modest size lots, there is potential for coordinated development. This area has the best connection to the coast and the only southern accessible beach to Mangawhai.



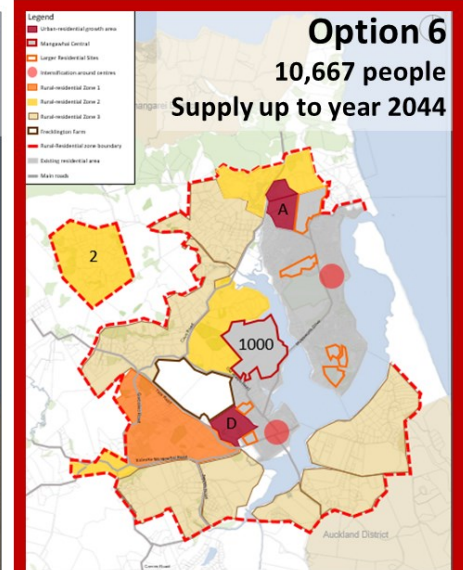
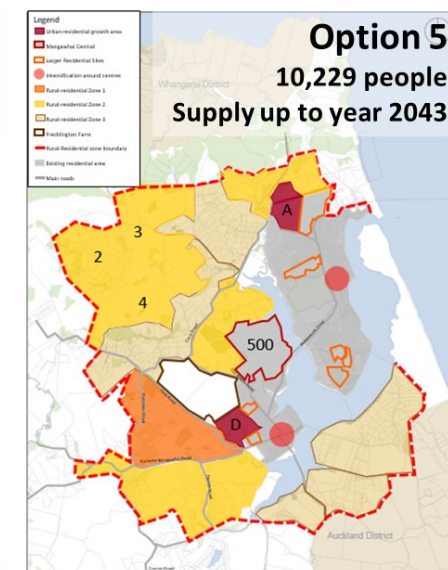
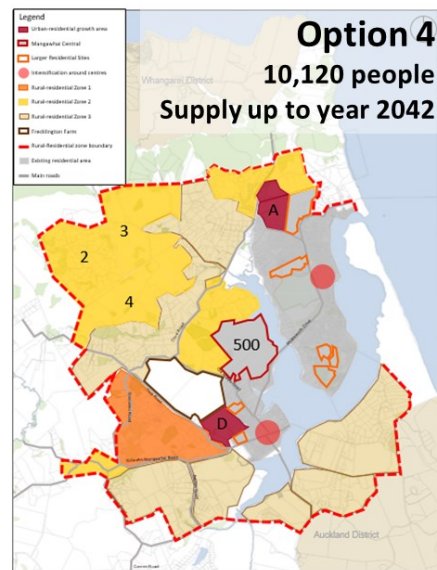
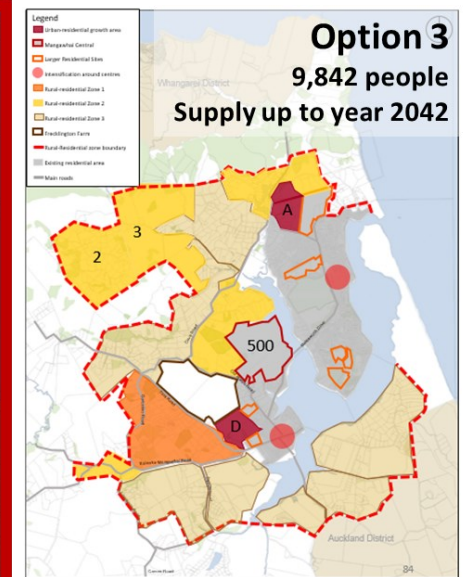
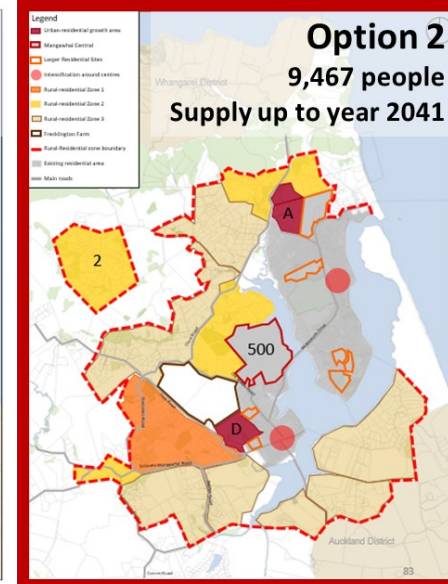
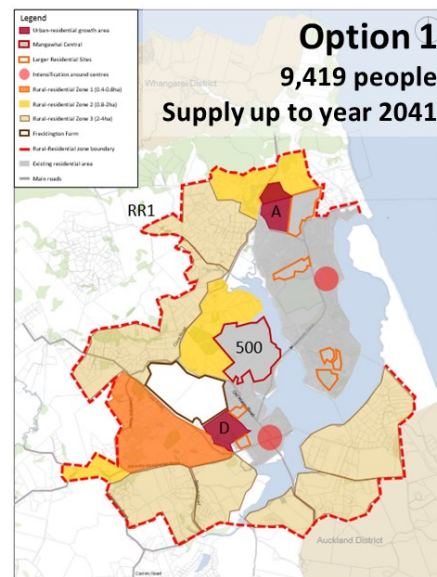
APPENDIX E - GROWTH OPTIONS CONSIDERED

The growth options considered are shown in the maps on this page.

The major variation between these is the extent of the rural residential activities, to be provided for in the recommended new rural residential zone(s).

As explained, Options 2 and 6 are preferred, with the difference between these the assumption for the number of dwellings to be provided in the Mangawhai Central development.

Following the consultation process, Option 6 has been revised, resulting in the preferred growth option presented in the report.



APPENDIX F - CURRENT DISTRICT PLAN EMPLOYMENT LAND CAPACITY CALCULATION

		Business- Commercial	Business- Industrial	Total
Existing	Mangawhai Heads	1.89ha	2.77ha	4.66ha
	Mangawhai Heads North		1.34ha	1.34ha
	Mangawhai Village	3.69ha		3.69ha
	School*			4.80ha
	SUBTOTAL			14.49ha
Additional Future	Mangawhai Central (as per existing District Plan)	4.00ha	3.20ha	7.20ha
	Mangawhai Central (Plan Change)	3.90ha**	6.17ha	10.07ha
TOTAL (existing District Plan)		9.58ha	7.31ha	16.89ha
TOTAL (Plan Change)		9.48ha	10.28ha	19.76ha

* Mangawhai School (4.8 hectares) is not zoned for business but employs approximately 50 people

**accommodates 6,032sqm retail buildings and 4,801sqm non retail buildings