

Mangawhai Community Park Project Team Update – February 2021

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

Purpose/Ngā whāinga

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

Executive summary/Whakarāpopototanga

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

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

Recommendation/Ngā tūtohunga

That the Mangawhai Community Park Governance Committee:

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

Discussion/Ngā kōrerorero

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

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

Mangawhai Historic Village Trust (MHVT)

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

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

Mangawhai Museum

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

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

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

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

The Daring Trust

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

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

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

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

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

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

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

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

Mangawhai Artists Association

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

Mangawhai Activity Zone

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

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

Staff are also investigating:

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

Significance and engagement/Hirahira me ngā whakapāpā

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

Next steps/E whaiake nei

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

Attachments/Ngā tapiritanga

	Title
A	Mangawhai Community Park Project Team Overview