

Development Agreement - Mangawhai Central

Meeting: Kaipara District Council
Date of meeting: 24 February 2021
Reporting officer: Sue Davidson, GM Sustainable Growth & Investment

Purpose/Ngā whāinga

To update Council on the development agreement signed by Council.

Executive summary/Whakarāpopototanga

A development agreement has been entered into with the developer Mangawhai Central Limited (MCL). This has meant a main public sewer has been able to be re-aligned and enlarged to cope with growth, and part of the shared path between Mangawhai Heads and the Village will be built by MCL at the same time as carrying out its own site works.

Recommendation/Ngā tūtohunga

That the Kaipara District Council:

- a) Notes that a development agreement has been signed with Mangawhai Central Limited

Context/Horopaki

Mangawhai has a large-scale development occurring at Mangawhai Central.

For any large-scale development of this kind, the developer can be asked to provide infrastructure, land, and community amenities for the benefit of the wider community, in excess of what is needed to serve the development itself.

Discussion/Ngā kōrerorero

The Mangawhai Central development is now underway. MCL has used the existing Chapter 16 and general District Plan to apply for subdivision and land use consents to develop the site. These include consents for Earthworks and the Supermarket which are detailed on Council's website.

The proposed developments will and are going through the normal consenting or private plan change processes. There are areas where Council can seek improvements that may not be covered by the consenting processes.

At Mangawhai Central, a development agreement has been entered into with the developer MCL. This agreement is based on the current District Plan and specifically Chapter 16 Estuary Estates.

The two outcomes of this agreement are as follows:

- The main Council wastewater reticulation pipe between the treatment plant and the disposal site be realigned, improved and increased in capacity by MCL to deal with future growth as well as the Mangawhai Central development. This is being completed while the Molesworth Drive works have been underway.
- Part of the shared path between Mangawhai Heads and the Village will be built by MCL while carrying out its own site works.

The Molesworth Drive roadworks already include a 3.5-metre-wide shared path on the eastern (estuary) side that will improve pedestrian and cycle movement and safety between Mangawhai Heads and the Village. MCL will construct part of this for Council while they

construct other parts of the footpath in that area. This cost is in the Long Term Plan and that part of the shared path is funded by MBIE and Waka Kotahi. This agreement also includes a bond in favour of the Council to ensure that the Molesworth Drive shared path is built to standard.

Policy and planning implications

There are no policy or planning implications

Financial implications

Council's contribution to moving the sewer main and constructing the shared path is expected to be between \$500,000 and \$600,000. For cash flow purposes, these amounts will be offset by development and financial contributions, charged to MCL.

Risks and mitigations

There are no notable risks as Council knows the costs beforehand and holds a bond to ensure any construction is built to standard.

Next steps/E whaiake nei

Further agreements could be developed in the future as plans become more apparent.