

Response to Cr Larsen's Notice of Motion – Browns Road Property

Meeting: Kaipara District Council
Date of meeting: 11 December 2019
Reporting officer: Jim Sephton, GM Infrastructure

Purpose/Ngā whāinga

To provide Council with an overview of the current position regarding the development of Browns Road Property. This is in respond to Cr Larsen's Notice of Motion from the Kaipara District Council meeting 26 September 2019.

Executive summary/Whakarāpopototanga

The development of part of the Browns Road property for the purpose of outdoor recreation (walking and mountain biking facilities) has been developed by officers in consultation with Iwi and other partners.

Four workstreams have been created

- Engineering – Safety, Costs, risks and feasibility
- Legal & Planning – Consent and RMA implications
- Economic – Potential benefits and financial management
- Iwi – Establishing a positive relationship for progress

Key progress includes the completion of a report on the irrigation potential, development of car park and access options, commencement of planting around the disposal field to minimise perceived impacts on neighbours.

The next key step is confirmation from Te Runanga o Ngati Whatua that they will withdraw their interest from the property. This will allow final investigations to be completed.

Funding for design and consent development will be requested as part of the 2020/21 Annual Plan.

Subject to a satisfactory conclusion with interested parties, the project will be included in the 2021 LTP for construction in partnership with the Tracks Trust.

Recommendation/Ngā tūtohunga

That Kaipara District Council:

- a) Notes this report on the Browns Road Property as per Councillor Jonathan Larsen's Notice of Motion dated 18 September 2019.

Context/Horopaki

In 2017 Council purchased 247Ha of land to use as the disposal area for the Mangawhai Waste water treatment scheme. Approximately 140Ha of this land is steep to rolling native bush regeneration.

In 2017 the Mangawhai Tracks Charitable Trust offered to utilise this land as a Mountain bike and walking facility.

In early 2018 the Office of treaty Settlement (OTS) approached Council and highlighted the Lincoln Downs property as an area of interest to Te Runanga o Ngati Whatua.

A Notice of Motion was put forward by Cr Larsen at the Council Ordinary meeting 26 Sept 2019, the purpose of which is to report back to council on the use of the Lincoln Downs bush block, and to include information about the proposed walking and mountain biking facilities.

Discussion/Ngā kōrerorero

Progress is described below within the four work streams which have been established

- Economic – Potential benefits and financial management
- Engineering – Safety, Costs, risks and feasibility
- Iwi – Establishing a positive relationship for progress
- Legal & Planning – Consent and RMA implications

Economic – *The potential to play a key role in unlocking economic activity*

It's important that we understand the likely patronage of this and other facilities in the District so that we can plan for how we cater for demand, create tourism benefits within communities, raise revenue and pay for maintenance.

We are in the process of appointing a consultant who will assist us in the development a Business Case for the Ancient Kauri Coast (with an initial focus on wharfs). The scope for this will include the Mangawhai corridor as it is important to recognise the opportunity to create a mutually beneficial relationship between activities across the District.



Officers have progressed discussions with Northland Inc and NZTA regarding the inclusion of the corridor between Kaiwaka and Mangawhai as part of the Northland Regional Cycle Plan. This would increase the potential catchment of the facility whilst reducing car based dependency.

The next steps are

- Develop options for connecting the facility as part of the corridor – this would benefit a working party including the Mangawhai Tracks Charitable Trust and Bike Kaipara
- Estimate the likely patronage of the facility
- Identify the benefits – including adjacent communities
- Consider financial and commercial options

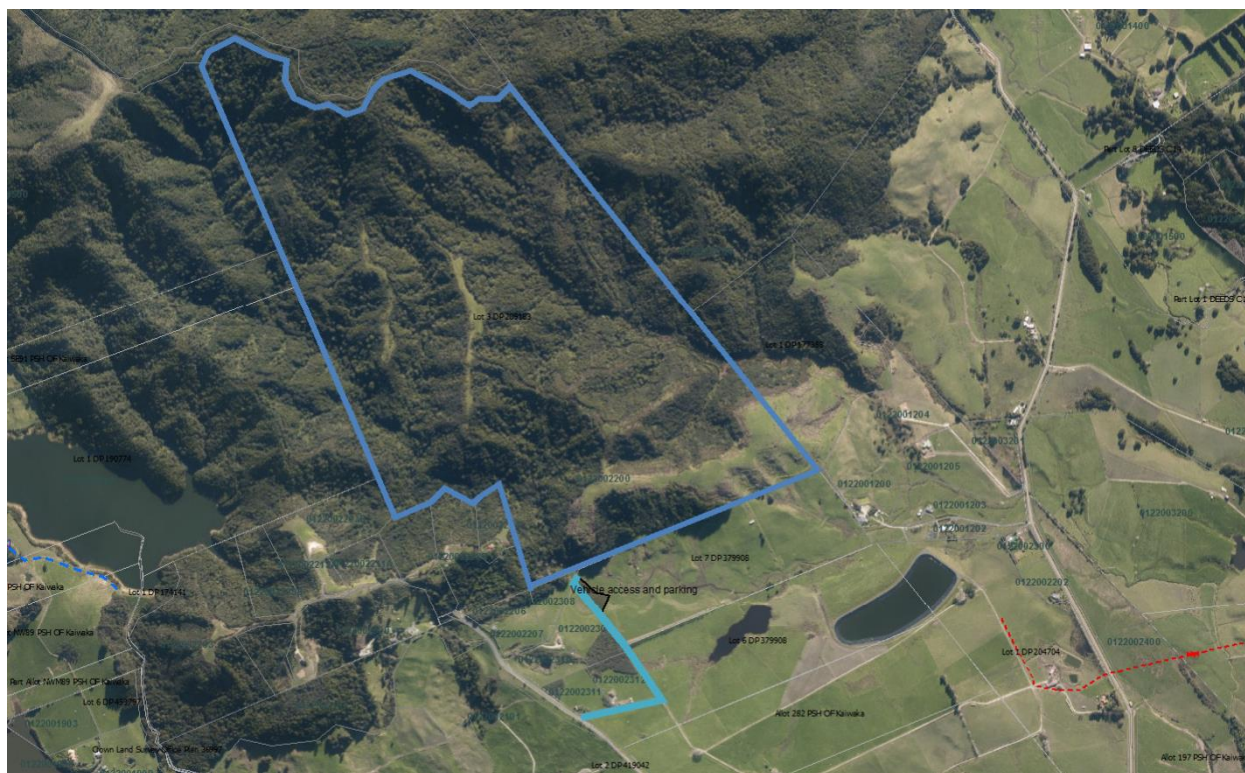
Engineering – *The land is suitable for outdoor activities*

The initial feasibility work has been undertaken to address two questions

1. Does the bush block have the potential to be utilised for it's originally intended purpose as an irrigation/disposal area
2. Can access be provided which does not negatively impact adjacent properties?

A report has been commissioned by Council which confirms that the bush area is unsuitable for drip lines or waste water (Ww) disposal due to the type of soils and terrain.

Council has also investigated ways to enter and park at the location for this purpose and it has been confirmed that there are feasible options.



The next steps are

- Confirm the likely patronage and demand for all users (through economic stream)
- Engage with affected community
- Design a transport package (cycle access, bus and car) for both access and parking
- Develop cost estimates – capital and maintenance

This work will be presented back to Council for consideration and inclusion in the Long Term Plan.

Iwi - Te Runanga o Ngati Whatua's interest to be confirmed

In early 2018 Kaipara District Council received a notification from the office of treaty settlements outlining Te Runanga o Ngati Whatua's interest in the Lincoln Downs Property along with several others.

Although Council is not looking to sell the land, the Runanga could seek to have the land returned to them if it is not being used for its original intention.

The Runanga have approached Council and the Office of Treaty Settlements have now confirmed that Council can deal directly with the Runanga.

There have been regular engagements with the Runanga and more recently they have appointed a single point of contact for us to conclude the discussion.

It is expected that a formal agreement on the interest of the Runanga can be reached early next year. If there continues to be an impasse, negotiation through the OTS may be sought.

Irrespective of this aspect, it is the intention of Council to work in partnership with the relevant Iwi/hapu in the development of this facility.

Legal & Planning - Maintaining positive relationships

A programme of work is underway to create a landscape buffer between the disposal field and our neighbours. This is an important piece of work as it reduces some of their concerns and it is considered that this should be completed before commencing engagement.

A Cultural Values Assessment will be sought which will inform the development of options and the overall package.

A Consenting Plan will be developed once the overall concept has been confirmed.

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 likely timeframe is aligned with the Annual Plan 2020/21 and Long Term Plan 2021 process.

2019/20

- Resolve Te Runanga Ngati Whatua interest
- Complete planting of landscape bund
- Scope business case and option development – request funding in Annual Plan
- Cultural Values Assessment
- Establish Advisory Group and develop connections

2020/21

- Develop Mountain Bike Concept with Trust
- Develop Business Case
 - Estimate the likely patronage of the facility
 - Identify the benefits – including adjacent communities
 - Consider financial and commercial options
- Engage with affected community
- Design a transport package (cycle access, bus and car) for both access and parking
- Develop cost estimates – capital and maintenance
- Confirm with Council
- Approve consenting strategy

2021 LTP

- Develop & lodge consents
- Complete design for mountain bike park, car park and access
- Construction

Matthew Smith, 26 November 2019