

Draft Spatial Plan for Mangawhai

Meeting: Council Briefing
Date of meeting: 22 April 2020
Reporting officer: Paul Waanders, District Planner

Purpose/Ngā whāinga

To inform Elected Members of the Draft Spatial Plan for Mangawhai and get direction for the upcoming public consultation on the Draft Spatial Plan.

Context/Horopaki

Following the Council Briefing on 04 December 2019 on the Spatial Planning Process for Mangawhai the proposals were made available to the public via Council's website and a survey with targeted questions. The Draft Spatial Plan for Mangawhai is now available for Elected Members to discuss before the proposals are notified for public comments.

Discussion/Ngā kōrerorero

The project started on 9 July 2019 and followed the 'Inquiry-by-Design' process. The project plan was submitted to Council at its ordinary meeting on 26 September 2019 followed by a progress report to the Council Briefing on 4 December 2019.

Three staff sessions, including the two day 'Inquiry-by-Design' session, were attended. One Mana Whenua meeting and two public engagements culminated in an opinion survey over the December/January period to give residents and visitors an opportunity to provide their opinions on the proposals and alternative suggestions.

The survey attracted 149 responses with comments clearly indicating that growth in Mangawhai should be managed. Key points as follows:

- High density residential development was not favoured but medium density (subdivisions of existing lots and multiple dwellings on one property) would be acceptable notwithstanding that the majority of respondents favoured low density residential development — single dwelling units and a choice of lot sizes
- Medium density areas should be identified, although infill of existing vacant land was neutral whilst minor self-contained units on the same property was strongly supported which indicates support for the holiday character of Mangawhai.
- Support was expressed to contain the Mangawhai growth area and that industrial and commercial uses should not escape into rural production areas.
- The rationalisation of the lifestyle areas was favoured using the tools of environmental enhancement in these areas to keep and enhance the ecological values.
- There was strong support to locate business and employment in areas identified and not to allow the establishment of further satellites.
- The Open Space proposals and the walkways were unanimously supported with comments about the lack of implementation evidence.

The consultants have now delivered the Draft Spatial Plan for Mangawhai (**Attachments A and B**) with the Vision being:

- Protect its natural setting;
- Offer diverse and affordable living and working choices; and
- Celebrate the Iwi culture, its heritage and embrace the future.

The report identifies the themes and the outcomes in seven chapters being:

- Natural environment
- Iwi and Cultural
- Three Waters
- Living environment
- Community

- Employment
- Transport.

These chapters do not only identify physical development areas but makes recommendations for actions and describes the implications for the District Plan Review. Please refer to pages 25-30 where the methods to manage growth in the residential and rural residential areas are laid out.

Next steps/E whaiake nei

Elected Members will now have the opportunity to add their views to the proposals before the Draft Spatial Plan for Mangawhai is submitted to Council on 27 May 2020 for approval to be notified for general comments over a limited time period. The final report will be submitted to a Council Briefing in 01 July 2020 prior to recommendation for adoption on 29 July 2020.

Attachments/Ngā tapiritanga

	Title
A	Draft Mangawhai Spatial Plan
B	Appendices to the Draft Mangawhai Spatial Plan