

Mangawhai Community Plan Panel's Recommendations



WALKING TRACKS



OUR HARBOUR



PARKS

Over the past ten months the Panel have reviewed technical reports and listened to the Community, they have now drafted their recommendations to manage growth within Mangawhai.



What happens next?



Planning

Managing our growth



BUILDING CONSENTS



OUR HARBOUR



PARKS

Issues:

- High number of non-complying resource consents
- More analysis required to identify underlying reasons
- Regional Policy Statement (coastal environment boundary and controls) needs to be reflected in District Plan
- Is the current Residential Zone sufficient to cope with projected growth?
- High number of 'residential' subdivisions in Rural zone resulting in sprawl
- Lack of density options (housing choice) in DP results in ad hoc development through resource consents rather than being controlled through DP framework



Planning

Managing our growth



BUILDING CONSENTS



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Panel Recommendations:

- Put in place processes to support the application of the District Plan in a consistent and appropriate way, such as the development of practice notes, guidance and increased oversight
- Monitor and enforce resource consent conditions consistently
- Analyse as part of the Efficiency and Effectiveness Review resource and land use consent (and other relevant) data to understand the reasons for the number of non-complying and land use consents. Use this to identify and inform potential Plan Changes.
- Prioritise a Plan Change to give effect to the Regional Policy Statement 2016 (coastal environment boundary) and, as part of the Plan Change, review the overlays applicable to Mangawhai to assess if streamlining is recommended.
- Apply the Coastal Environment boundary to limit any proposed increase in density (i.e. no increase in density in land within the coastal environment boundary)
- Undertake a S32 assessment to determine the adequacy of the existing land use zones to accommodate future growth
- As part of the S32 assessment consider a Rural Residential zone, supported by Objectives, Policies and Rules to achieve the outcomes identified in the District Plan and the Structure Plan.
- As part of the S32 assessment consider extending the current Residential Zone to match the MCWWS drainage zone as a minimum.

- As part of the S32 assessment, consider increasing density around the key nodes of the Village and Wood Street, subject to NPS coastal environment boundary
- Apply a walkability criteria when considering a medium density/mixed use zone
- Protect character and amenity by supporting an increase in density with clear Performance Standards and Assessment Criteria for Development Controls (e.g. lot sizes, impermeable surface areas, set-backs, site coverage, etc.)
- Consult with the community on the increased density proposals in the Wood Street Revitalisation Plan.



Open Spaces

Accessing and enjoying our open spaces



WALKING TRACKS



OUR HARBOUR



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Issues:

- Connecting reserves and walkways around the coast
- Enabling safe walking and cycling connections between key recreational facilities
- Parking and/or access at the Heads and other recreational areas
- Co-ordinating use of existing parks and reserves
- Retaining our relaxed coastal feel while accommodating greater use



Open Spaces

Accessing and enjoying our open spaces



WALKING TRACKS



OUR HARBOUR



PARKS

Panel Recommendations:

- Provide safe cycling/walking connections between the Village and the Heads
- Complete the following connections
 - Mangawhai Heads to Mangawhai Village walkway – this is broken down into sections and includes upgrading of existing pathways. Refer to Transport section,
 - Mangawhai Heads to Village via an all tide coastal walkway, including the Estuary(Camping Ground) to Heads connection
 - Walkway/cycleway at Causeway bridge near Estuary Estates/Back Bay
 - Pedestrian/cycleway bridge between Estuary Estates and Jack Boyd Drive to provide an alternative to Molesworth Drive, connecting with shared path to Heads.
- Strategically acquire missing esplanade links through future subdivision consents
- Be proactive in reclaiming /resolving esplanade encroachments by private landowners to ensure the coastal esplanade is accessible to all.
- Encourage walking and cycling through improved walking and cycling connections to the Heads, in particular a walkway/boardwalk from the Camping Ground to the Heads as part of the all tidal round the

harbour walkway and as an alternative to Wintle Road footpath access

- Promote awareness of alternative beaches such as Pacific Beach and Forestry Beach
- Consider a public transport (bus) service from the Village to the Heads over the holiday period.
- Consider realigning the proposed path across Alamar Reserve to provide more open space between the walkway and adjoining properties.
- Consider other changes at Sellars & Alamar Reserves to improve connectivity, traffic management and facilities to improve this space for public enjoyment
- Improve facilities (e.g. toilets/cycle stands/kayak/paddle board storage) at high use reserves, tailored for site and usage (Lincoln St, Robert St, Kainui and Pearson St Reserves)
- Encourage coordination and collaboration between community spaces at the Domain, School, Estuary Estates/Mangawhai Central and MAZ to avoid unnecessary duplication and encourage complementary use.



Transportation

Making it easy to get around



ROADS

Issues:

- A growing permanent population and longer seasonal tourist peaks are putting pressure on the roading network
- Geographical spread of development means a heavy reliance on vehicles to travel around Mangawhai
- Increasing vehicle numbers are creating safety risks for other road users, including pedestrians and cyclists



Transportation

Making it easy to get around



ROADS

Panel Recommendations:

- Implement the Moir St//Molesworth & Insley St/Moir St intersection improvements
- Adopt roundabouts as the preferred form of managing intersections
- Investigate and discuss with NZTA the potential for Cove Road to be an alternative SH1 by pass route & plan for long term upgrade of 2 one way bridges on Cover Road (in conjunction with NZTA)
- Adopt a 'slow street' philosophy within Mangawhai
- Retain paper/unformed roads & develop policy/strategy for use
- Investigate viability of forming unformed paper road between Old Waipu Road/Old Waipu Road North as either road or pedestrian connection
- Complete the Village (School) to Heads shared path including separation from main road where possible
- Provide safe pedestrian access along Insley St causeway and bridge
- Ensure new developments provide for pedestrian/cycling connectivity as provided for in the District Plan
- Develop a master plan for walking and cycling routes



Storm water

Keeping our harbour clean



OUR HARBOUR

Issues:

- Deterioration of harbour water quality due to untreated stormwater flowing into the harbour
- Increase in stormwater flows due to increase in development, impervious areas and housing footprints
- Limited guidance in KDC Engineering Standards to support effective soakage systems and low impact stormwater design
- History of low investment in stormwater network
- Limited and incomplete information on existing underground assets and reticulation
- Overland flowpaths compromised by structures and planting
- Legacy issues from past poor stormwater management and issues relating to soakage



Storm water

Keeping our harbour clean



OUR HARBOUR

Panel Recommendations:

- Adopt the use of environmentally sustainable (low impact design) solutions to stormwater management where it is practical to do so
- Investigate the use of wetlands for the collection and management of stormwater, including Mangawhai Community Park, the Golf Course and Fagan Place (with appropriate consultation)
- Reduce the number of stormwater outflows into the estuary to the east of Wood Street.
- Develop and provide guidance on additional requirements in the KDC Engineering Standards in order to support the use of low impact design stormwater management systems
- Include stormwater infrastructure provisions and constraints in the development of urban design standards to be applied to future development, in particular relating to impermeable or impervious surfaces
- Increase investment in stormwater management and network
- Improve data on stormwater infrastructure
- Prioritise legacy issues and address in staged way
- Where new stormwater systems have been recommended that consideration first is given to assessing the viability of alternative low impact options



Urban Design

Protecting amenity and character



PARKS

Issues:

- Poor pedestrian connections
- Unsightly fences, water tanks, location of garages
- Large areas of concrete, removal of vegetation
- Mangawhai Design Guidelines being ignored



Urban Design

Protecting amenity and character



PARKS

Panel Recommendations:

- Review policy and practice to ensure that the Mangawhai Design Guidelines in the District Plan are given due weight when assessing resource consent applications and any conditions applied are enforced
- Protect character and amenity by supporting any changes in land use or density in the District Plan, with clear Urban Design Guidelines (e.g. fences, location of garages, design of paved areas, location of above-ground water tanks) that will be enforced and effective.
- Review the Mangawhai Design Guidelines and their effectiveness as part of the Efficiency and Effectiveness Review
- Include stormwater infrastructure provisions and constraints in urban design standards

