

31 Executive Summary:

The Mansfield Open Space Strategy is a long-term plan spanning over two decades, designed to improve the open spaces in Mansfield Township. The strategy, backed by extensive research, has an estimated budget of \$19,542,470. It focuses solely on residential lands, without suggesting changes to commercial, industrial, or mixed-use zones beyond what is permitted by the Subdivision Act of 1988.

Introduction: Understanding the Importance of Open Spaces:

Open spaces are valuable community assets that provide environmental, social, and economic benefits. In Mansfield Township, the existing 77.75 hectares (ha) of open space reflect the community's dedication to preserving these areas. However, 54% of these spaces remain undeveloped, indicating room for improvement.

Open Space Assessment: Insights from Data:

- **Total Open Space:** 77.75ha.
- **Unencumbered Land:** 39.6ha, free from legal restrictions and ideal for community infrastructure.
- **Encumbered Land:** 38.15ha (62% of total open space), with usage limitations due to factors like flooding or dense vegetation.

Challenges in Public Open Space: Identifying and Addressing Gaps:

Our analysis identified regions in Mansfield Township lacking open space within a 400m radius. This is shown in the page below. The absence of accessible open spaces and pedestrian connectivity highlights the need for strategically planned future open spaces. Additionally, most of the open spaces are unimproved and necessitate significant enhancements.

Financial Strategy: Transparent Calculations:

- **Median land values by type**
 - Residential: \$783,360/ha
 - Mixed Use: \$478,120/ha
 - Commercial: \$1,674,391/ha
 - Industrial: \$112,382/ha

These figures are derived from current rates and rigorous calculations included within the Open Space Strategy Development Contributions document.

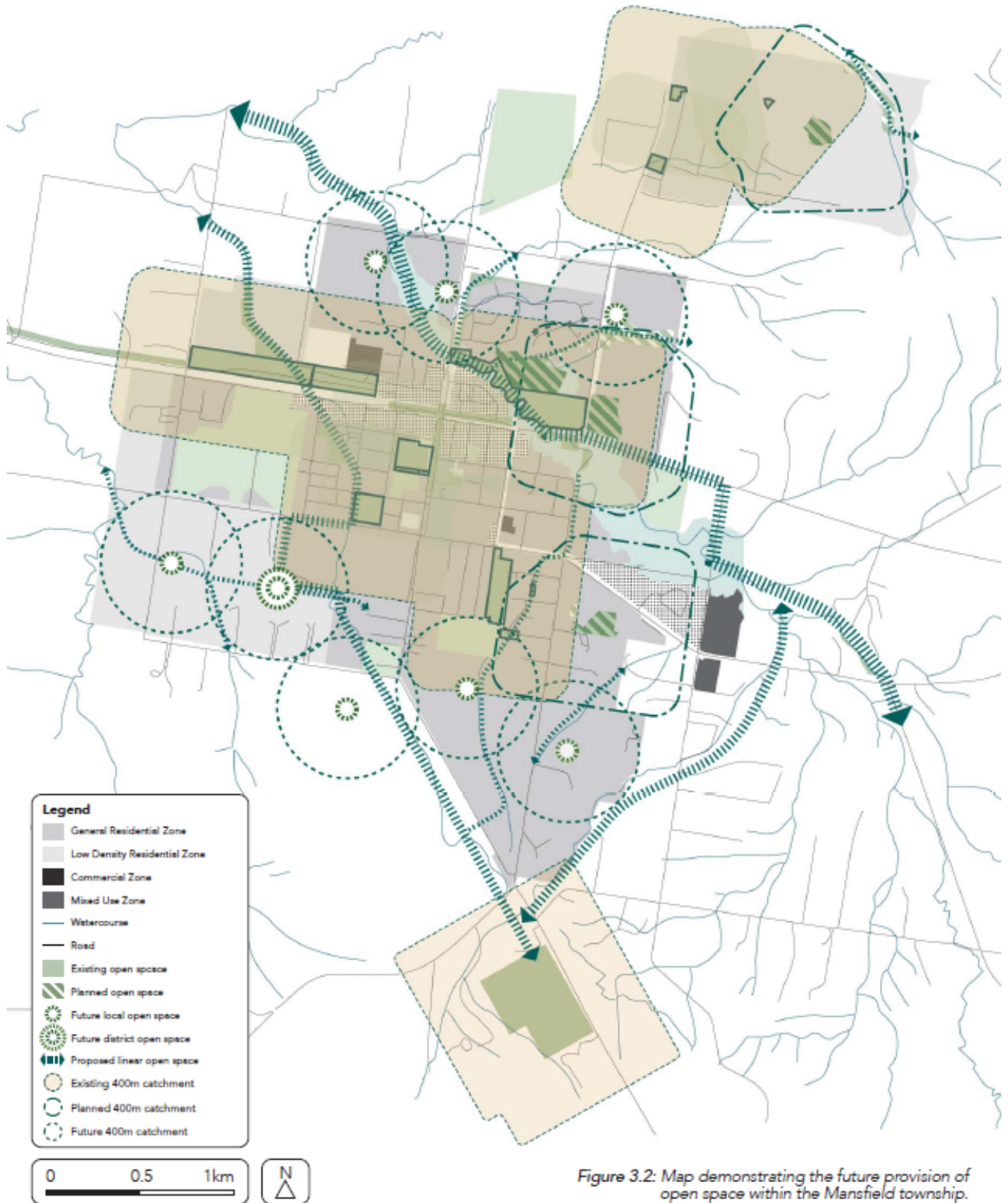


Figure 3.2: Map demonstrating the future provision of open space within the Mansfield township.

Benefit Analysis: Quantifying the Impact:

The following is the percentage of subdivisions by lot yield across the Mansfield Shire between 2016-2021. A very small proportion, 6% are developments greater than 10 lots.

- **Subdivision Observations (2016-2021):**
 - 2-4 lots: 125 subdivisions (86%).
 - 5-9 lots: 12 subdivisions (8%).
 - 10+ lots: 9 subdivisions (6%).

Contribution Calculations: Ensuring Sustainability:

Below is the cost breakdown of new open space and cost of open space improvements which make up the total budget for the open space.

- **New Open Space Cost:** \$13,357,729 for 11ha of open space.
- **Cost of improving existing open spaces:** \$6,184,741
- **Total Developable land across Mansfield Shire** 543.3ha. of that, 439.3ha are in the Mansfield Township.

The total contribution amount is demonstrated in the table below:

	Percentage of development type	Developable land by percentage (ha)	Total Land Value	Contribution rate	Contribution amount
Residential 2-4 lots	86%	338.89	\$212,815,581.29	5%	\$10,640,779.06
Residential 5-9 lots	8%	31.52	\$19,796,798.26	6%	\$1,187,807.90
Residential 10+ lots	6%	172.88	\$14,847,598.69	7.50%	\$8,059,291.59
Commercial, industrial and mixed use	N/A	31.73	\$3,565,880	5%	\$178,294.04
				Total:	\$20,066,172.5

- **Total required open space budget:** \$19,542,469
- **Total estimated contribution amount:** \$20,066,173