

**BEFORE THE KAIPARA DISTRICT COUNCIL'S HEARING PANEL**

**IN THE MATTER OF** the Resource Management Act 1991 (**the Act**)

AND

**IN THE MATTER** An application for Private Plan Change 85 (**PC85**) -  
**MANGAWHAI EAST** by Foundry Group Limited  
(formerly Cabra Mangawhai Limited) and Pro Land  
Matters Company to rezone approximately 94-  
hectares of land at Black Swamp and Raymond Bull  
Roads, Mangawhai

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**HEARING SUMMARY OF JASON EVANS ON BEHALF OF THE APPLICANTS**

**(Urban Design)**

**17 February 2026**

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Jeremy Brabant

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## **Summary**

1. My evidence in chief and rebuttal addresses the strategic suitability of the PPC85 site, the urban design logic underpinning the Structure Plan, and responses to key concerns raised by submitters.
2. PPC85 represents a coherent and contextually responsive urban extension of Mangawhai. It has been informed by detailed site analysis, master planning, infrastructure testing, and design refinement over four years.

## **Strategic and Spatial Context**

3. Mangawhai has evolved in a polycentric manner, shaped by geography, infrastructure, and land ownership patterns. PPC85 aligns with that established structure, forming a logical southern node that complements, rather than competes with, existing centres.
4. The site comprises large, contiguous landholdings under proactive ownership, with favourable topography, solar orientation, and logical connections to the wider settlement. In urban design terms, it provides a highly suitable platform for comprehensive, walkable neighbourhood development.
5. In contrast, the alternative outcome in the absence of PPC85 is likely continued fragmentation through low-density lifestyle subdivision, which does not deliver integrated infrastructure, walkability, or neighbourhood structure and would result in the loss of these outcomes for current and future generations.

## **Urban Design Logic of the Structure Plan**

6. The Structure Plan is grounded in established urban design principles. It provides:
  - I. A graduated density pattern with clear transitions;
  - II. A centrally located Neighbourhood Centre within walking distance of surrounding dwellings;
  - III. A connected street hierarchy prioritising permeability and legibility;
  - IV. An integrated open space and green corridor network;

V. Sensitive edge treatments to rural and coastal interfaces.

7. The Medium Density areas are carefully located in proximity to the centre and open space network, supporting walkability and housing diversity, while maintaining appropriate transitions to lower density and sensitive edge areas.
8. The coastal walkway, which has been the subject of submission, is strategic and indicative. Its detailed alignment and design will be resolved at later consenting stages, guided by ecological, engineering, and cultural input. It is not a fixed hard-edged intervention, but a framework for managed public access integrated with landscape enhancement.

### **Response to Key Issues**

9. Concerns regarding density and character largely reflect an attachment to the existing peri-urban or lifestyle pattern. PPC85 instead seeks to shape future character, one that is connected, walkable, and environmentally integrated i.e. a well-functioning urban environment.
10. Concerns regarding the proposed Mixed Use zoning of the brewery site are, in my opinion, valid in urban design terms. Introducing a standalone Mixed Use zone in that location would undermine the coherence and legibility of the residential structure. The existing use can continue under current zoning provisions without introducing an anomalous zoning outcome.
11. In relation to growth capacity arguments, I agree with the applicant team's evidence that assumptions regarding infill potential within existing urban areas appear overstated and do not provide a reliable alternative to planned expansion. Also having benefitted from active involvement in both design and consenting of the Mangawhai Central development I do not consider assumptions of maximum density (1500 dwellings) realistic. The figure of approximately 785 dwellings provided by the developer's consultants and addressed in Mr Thompson's summary statement better reflect what I consider the actual outcome will be.

### **Effectiveness of the Planning Framework**

12. Importantly, PPC85 is not simply an aspirational Structure Plan. It is supported by a robust and integrated planning framework.
13. The Development Area provisions establish clear objectives and policies that require:

- I. Walkable and connected neighbourhood structure;
  - II. Infrastructure delivery aligned with staging thresholds;
  - III. Ecological buffers, planting, and habitat protection;
  - IV. Density transitions and residential amenity controls;
  - V. Alignment with the Structure Plan and Design Guide.
14. Many development activities are subject to Restricted Discretionary assessment, with matters of discretion directly tied to urban design outcomes, ecological integration, infrastructure coordination, and consistency with the Structure Plan.
15. The Development Area provisions also utilise specific performance standards to shape character outcomes. The Neighbourhood Centre, for example, applies a lower site coverage threshold than might typically be expected for a commercial node. This ensures development remains fine-grained and landscape-integrated, preserving a village-scaled form consistent with Mangawhai's rural-coastal identity. It is a practical mechanism to prevent over-dominance of built form and to maintain generous public realm and planting opportunities.
16. The supporting Design Guide provides detailed direction on urban structure, street hierarchy, block design, built form, landscape integration, and architectural quality. It is expressly intended to guide subdivision and resource consent assessment, ensuring qualitative design outcomes are secured over time.
17. Taken together, the Objectives, Policies, staging triggers, development standards, and Design Guide create a delivery mechanism, not merely a vision. In my opinion, this framework provides a high degree of certainty that the neighbourhood will be delivered as intended.

## **Conclusion**

18. PPC85 offers a coherent, infrastructure-aligned, and design-led urban extension that responds appropriately to Mangawhai's growth pressures.
19. It provides a structured alternative to fragmented rural subdivision, embeds ecological enhancement, supports housing diversity, and aligns with contemporary national policy direction.

20. From an urban design perspective, I remain of the view that PPC85 is appropriate, strategically sound, and capable of delivering a high-quality, walkable, and enduring neighbourhood for Mangawhai.

**Jason Evans**

17 February 2026