

3A Mangawhai Growth Area

3A.1 Introduction / Resource Description

The Mangawhai Growth Area is located in Kaipara's East Coast and presents attractive lifestyle opportunities both for holiday homes and permanent residents. The area has good access and proximity to Kaiwaka and the larger urban centres of Whangarei and Auckland. Mangawhai is a popular recreational destination and experiences a large number of visitors during the peak summer holiday period. Mangawhai has transitioned from an isolated seasonal beach holiday and rural farming community to a rapidly growing coastal urban centre. It is the fastest growing residential area in Kaipara. In response to this growth Kaipara District **Council** has prepared a **Structure Plan** and Design Guidelines for the area.

3A.2 How to Use this Chapter of the District Plan

The Mangawhai Structure Plan was adopted by Council in January 2005 and provides a strategic framework to help guide decisions on development, infrastructure management and environmental matters for Mangawhai. This sub-Chapter summarises the methods to implement the Structure Plan and specifies the outcomes being sought through the District Plan.

This sub-Chapter of the Plan sets out the Issues for growth and development in the Mangawhai Structure Plan Area and identifies objectives and policies to deliver the environmental outcomes which are being sought. This sub-Chapter provides an overview on the outcomes and the management directions being implemented by Council to achieve these outcomes. The Rules, Performance Standards and Assessment Criteria to recognise and provide for the outcomes of the Mangawhai Structure Plan are set out in the relevant Zone Chapters (Part B) of the Plan and in the Mangawhai Design Guidelines, contained in Appendix 25A of the Plan. The Mangawhai Design Guidelines have been developed to assist people undertaking subdivision and land use activities within the Mangawhai Structure Plan Area. The guidelines provide direction for Council, the community, landowners and developers on how best to achieve the Structure Plan's vision for Mangawhai (which reflects Council and community aspirations).

If you are considering applying for Plan Changes, Subdivision or Land Use Consents for a development that is located in the Structure Plan Area for Mangawhai, Council will consider how your proposal contributes to delivering the outcomes of the Structure Plan and whether the proposal is in accordance with the Mangawhai Design Guidelines. This sub-Chapter should be read in conjunction with the Objectives and Policies of Chapter 3.

If the proposal is a Discretionary or Non-Complying Activity, you will need to consider whether the proposal meets the objectives and policies of this Chapter and of the Plan, particularly of Part A and the relevant Part 2 matters of the Resource Management Act 1991. See Section 1.3.5 of the District Plan for a summary of the 'status of consents'.

Issues, Objectives and Policies within each Chapter of the Plan are presented in no particular order of importance.

3A.3 Issues

3A.3.1 The changing character of residential development in Mangawhai has the potential to adversely affect the amenity of residential areas and the built environment.

Unmanaged residential development can lead to a scale and pattern of built form which is not compatible with the existing traditional 'beach' settlement character within Mangawhai.

3A.3.2 Increased residential growth within Mangawhai has the potential to place additional pressure on existing infrastructure. If not managed appropriately this has the potential to result in adverse effects on the environment, particularly sensitive receiving environments such as the Mangawhai Estuary and Harbour.

On-going sedimentation and siltation of sensitive receiving environments such as the Mangawhai Estuary have arisen as a result of poor sediment control and stormwater management practices. This has occurred with the increase in subdivision and development within Mangawhai. Pressure from increased demand for subdivision and development outside of areas identified for growth also has the potential to put additional pressure on existing wastewater infrastructure.

3A.3.3 The need for commercial expansion of the Wood Street business area whilst enhancing the existing character.

Providing for the commercial intensification of the Wood Street business area will require a balance between the need for sufficient car parking and improved traffic circulation. This must be balanced with the need to create a pedestrian friendly environment and a quality built form that retains the existing character.

The District Plan gives effect to the Mangawhai Structure Plan

Use this Chapter for comprehensive developments of Management Plans in the Mangawhai Structure Plan Area

Chapter 3 Sections 3.4 and 3.5

3A.3.4 The lack of linkages between existing open space areas, coastal open space and reserve assets within Mangawhai.

The lack of connections and linkages to key open space assets reduces the community's ability to utilise and enjoy these features.

3A.3.5 The continued operation of light industry within Mangawhai has the potential to create adverse visual, traffic and environmental effects.

The existing light industrial area is generally located in highly visible locations including main arterial entries to Mangawhai. These activities generate heavy vehicle movements and can result in environmental issues.

3A.3.6 The need to protect key natural landscape values and areas of ecological value within Mangawhai.

Providing opportunities for the public to enjoy the unique landscapes of Mangawhai (such as the coast, estuary and harbour) is needed whilst protecting these features from degradation through increased use or inappropriate development in the vicinity of these features.

3A.3.7 The need to protect, enhance and retain the traditional village character, heritage, key elements of landscape and amenity characteristics of the Mangawhai Village from the adverse effects of development.

Providing for a built form that is out of character and scale with the existing built form of the Mangawhai Village has the potential to destroy the traditional heritage character that exists.

Features such as the old wharf, pub area, heritage buildings and open spaces form part of the wider heritage landscape character of the area. It is important to protect these features and ensure access to and between these features is protected and enhanced from the adverse effects of development.

3A.3.8 Delays in the implementation of the Mangawhai Structure Plan have led to developments occurring that are not consistent with the outcomes of the Structure Plan.

Account needs to be taken of changes in the area since the Mangawhai Structure Plan was first adopted to provide efficient implementation of the Plan and to avoid further ad hoc development occurring.

3A.4 Objectives

3A.4.1 To encourage residential development that complements the traditional and valued beach settlement character of Mangawhai and is consistent with the outcomes of the Mangawhai Structure Plan.

Issues 3A.3.1 and 3A.3.8

3A.4.2 To ensure provision of efficient infrastructure and roading network systems to provide for properly serviced and orderly development within Mangawhai.

Issue 3A.3.2

3A.4.3 To consolidate and enhance the identity of the Wood Street Business area as a commercial centre for Mangawhai.

Issue 3A.3.3

3A.4.4 To protect existing, and require new, public open space and reserve connections in conjunction with development in the Mangawhai Structure Plan Area.

Issue 3A.3.4

3A.4.5 To limit the scale and extent of light industrial development by appropriate zoning and traffic management and improve the quality of the industrial environment within Mangawhai.

Issue 3A.3.5

3A.4.6 To ensure development of the Mangawhai Structure Plan Area is managed appropriately so as to ensure the protection of landscape elements, areas of ecological value, waterways and the enhancement of degraded areas of land within the Mangawhai Structure Plan Area.

Issue 3A.3.6

3A.4.7 To retain and enhance the traditional village character, existing heritage features and strengthen and enhance connections between key destinations such as the Mangawhai hotel and heritage buildings within the Mangawhai Village.

Issue 3A.3.7

3A.5 Policies

3A.5.1 By providing guidance on design and environmental standards to direct development consistent with the vision for the Mangawhai Area.

The Mangawhai Design Guidelines have been prepared for the Mangawhai Structure Plan to help guide subdivision and development within Mangawhai. The use of the design guidelines will assist the implementation of the Structure Plan vision within Mangawhai.

Objectives 3A.4.1, 3A.4.5, 3A.4.6 and 3A.4.7 Appendix 25A

3A.5.2	By providing guidance on infrastructure provision (in accordance with the rules and performance standards in the Part B Chapters or the Kaipara District Council Engineering Standards 2011) for the Mangawhai Structure Plan Area.	Objective 3B.4.2
	<i>The development of an Infrastructure Development Plan for Mangawhai, which in conjunction with the District wide application of the rules and performance standards in the Part B Chapters or the Kaipara District Council Engineering Standards 2011 will be used to guide the efficient provision of infrastructure, roading and services to cater to demands of growth.</i>	
3A.5.3	By the implementation of low impact urban design stormwater management principles in all infill and “greenfield” housing developments.	Objective 3A.4.2
	<i>The implementation of low impact urban design stormwater management practices will assist in mitigating any effects of development on the surrounding waterways and areas of ecological value. This will allow for these areas to be maintained and enhance the quality of the surrounding environment.</i>	
3A.5.4	By requiring that all new wastewater disposal systems within Mangawhai provide for connection to Council’s public (EcoCare) system.	Objective 3A.4.2
	<i>The requirement for this at subdivision stage will enable land owners to easily connect to the public system at the time of construction or when an extension to the system becomes available.</i>	
3A.5.5	By providing flexible land use options to encourage mixed use within the Wood Street Business area, contingent upon appropriate traffic / parking management and amenity outcomes.	Objective 3A.4.3
	<i>Any change of use or new development proposed within the Wood Street Business area will need to be in accordance with the vision of the Mangawhai Structure Plan. Retaining the main street character and encouraging active “ground floor” uses such as cafes and retail activities, will be an important factor to enhance Wood Street Business area as a focal point for the community. Where possible provision for traffic and parking shall be provided in a manner that does not detract from the ability for this outcome to be achieved.</i>	
3A.5.6	By securing pedestrian connections and open space to implement a “village green” development framework for the Wood Street Business area.	Objectives 3A.4.2 and 3A.4.3
	<i>Opportunities for improved access to open space, overlooking of open space and provision of new areas of open space that will contribute to the “village green” development framework within the Wood Street Business area will be encouraged as part of any redevelopment or new development within the area.</i>	
3A.5.7	By aligning development proposals with the Kaipara District Council Reserves and Open Space Strategy (2006) and the Mangawhai Reserves Management Plan.	Objective 3A.4.4
	<i>To protect open space in a manner that shows consideration of wider connections, resulting in an overall integrated development.</i>	
3A.5.8	By providing for the efficient staging of development to ensure an overall integrated development is achieved through the subdivision process. This will include consideration of the timing for the provision of open space, the protection of natural or heritage features, including ecological corridors, and the provision of key infrastructure services.	Objectives 3A.4.2 and 3A.4.4
	<i>As subdivision occurs within Mangawhai the consideration of how the development fits within the wider context should be considered to determine the timing and efficient staging of developments.</i>	
	<i>By developing inviting public spaces that enhance the existing Mangawhai Village amenity and character.</i>	Objectives 3A.4.4 and 3A.4.7
	<i>As opportunities for redevelopment within the Mangawhai Village are considered, options to improve connections to open space to enhance the existing village setting and character should be considered.</i>	
3A.5.9	By enabling mixed use development as a key element of future development of Mangawhai Village, while seeking protection and enhancement of heritage value.	Objective 3A.4.7
	<i>Providing for a built form that maintains the character and scale of the existing built form of the Mangawhai Village to maintain, protect and enhance the traditional heritage character that exists.</i>	
	<i>Features such as the Mangawhai hotel, pub area, heritage buildings and open spaces form part of the wider heritage landscape character of the area and should be considered as part of any comprehensive redevelopment proposals within the area.</i>	
3A.6	Methods	
3A.6.1	Council Led Initiatives	
	Council has implemented the following methods that will provide direction for future plan changes or subdivision within the Mangawhai Structure Plan Area:	

3A.6.2 Mangawhai Design Guidelines

The Mangawhai Design Guidelines have been developed to provide guidance on the design of subdivisions and developments within Mangawhai. These are contained in Appendix 25A of the Plan and will be considered as part of the assessment criteria for any subdivision that is proposed within the Mangawhai Structure Plan Area.

3A.6.3 District Wide Provisions

District Plan Re-zoning

In order to give effect to the Mangawhai Structure Plan re-zoning is provided for in the Residential Policy Areas 3 and 8.

Note: Refer to Figure 3A-1 that outlines the extent of these Policy Areas.

Subdivision Provisions

The Rural Zone provides for a range of subdivision types that include smaller lot sizes as a development bonus for protection of environmental, heritage features and areas of significance to Maori. There is also provision for Integrated Development subdivision to achieve a range of lot sizes whilst maintaining the balance of the land for productive use or for environmental benefit.

Landscape and Visual Effects

The use of appropriate techniques will avoid, remedy or mitigate the potential for adverse landscape and visual effects. The Mangawhai Design Guidelines provide development guidance to manage the location, scale, design and materials of buildings, minimisation of earthworks and location and design of service infrastructure.

[Design Guidelines Appendix 25A](#)

Ecological Effects

The use of appropriate techniques to avoid, remedy or mitigate the potential for adverse effects on significant ecological areas. The following information sources will be used to determine significant ecological areas:

[Chapter 3, Issue 3.3.5](#)

- Department of Conservation’s published Significant Natural Area Studies
- Wildlands Ecological Assessment (GIS Analysis of the Extent and Distribution of Indigenous Vegetation and Habitats Remaining in Kaipara District, 2006)
- Northland Regional Policy Statement (2002).

Note 1: This is being implemented throughout the Kaipara District and consideration of Chapter 6 Ecological Areas will be required for any development within a significant ecological area and the Valued Natural Environments of Mangawhai Overlay (discussed below).

Conservation / Valued Natural Environments of Mangawhai

Chapter 4: Overlays outlines the objectives and policies relating to the use of appropriate techniques to avoid, remedy or mitigate the potential for adverse effects on waterways. The Conservation Policy Area 1 was used to identify the Valued Natural Environments of Mangawhai.

Buffer Areas

The District Plan provides for Integrated Development subdivision to enable “rural-residential” type development as envisaged by Policy Area 2. When designing such subdivision, consideration should be given to reverse sensitivity effects for existing agricultural activities surrounding the site. This is a matter for assessment for Integrated Development subdivision.

3A.6.4 Other Methods

Not all aspects of the Mangawhai Structure Plan can be implemented through the District Plan. The following outlines the other methods that will be required to deliver the outcomes set out in the Structure Plan.

3A.6.4.1 Development of a Master Plan for Wood Street Business Area and Mangawhai Village

Council will prepare master plans for the development of the Wood Street Business area and Mangawhai Village to identify main street improvements and help to guide development within these areas over time to ensure the desired outcomes for each business area are achieved. Concept maps for these Policy Areas from the Mangawhai Structure Plan are included in the Growth Area Maps (Appendix A of the District Plan Maps).

[Appendix A, District Plan Maps](#)

3A.6.4.2 Review of the Mangawhai Structure Plan in light of subdivision post 2005

A review of the Mangawhai Structure Plan to be undertaken to accommodate development that has occurred since the Structure Plan was adopted in 2005, to ensure that implementation can occur as efficiently and effectively as possible.

3A.6.5 Infrastructure Development Plan

An Infrastructure Development Plan will be developed to ensure that a coordinated approach is taken to upgrading infrastructure as implementation occurs. The Infrastructure Development Plan will address the road network, pedestrian and cycle access, water, wastewater and storm water provision, the need for community facilities as well as telecommunications and power infrastructure.

*Refer to Long
Term Plan
Development
Contributions
Policy*

Transport Network - Roads

An Infrastructure Plan will be developed to ensure that upgrading of the road network shall proceed in tandem with the staged development of the Mangawhai Structure Plan Area.

Chapter 11

Development of arterial and collector roads will be funded through development contributions. The remaining upgrades will be provided by developers through works or financial contributions as conditions of consent.

*Chapter 3, Issue
3.3.4*

The Infrastructure Plan will ensure that the arterial and collector roads proposed through the Otamatea Ward and Mangawhai Urban Area Roding Development Contributions Policy will accommodate the level of development able to be achieved through the Implementation Plan.

Pedestrian and Cycle Access

An appropriate number of pedestrian and cycle links will be formed to provide efficient access through the Mangawhai Structure Plan Area.

*Chapter 3, Issues
3.3.1 and 3.3.5*

Subdivision design within the residential and business zones will be expected to achieve pedestrian friendly streets and safe, 'Crime Prevention through Environmental Design' (CPTED) linkages between Mangawhai Park and golf course, esplanade reserves, business areas and other community facilities.

Safe cycle and pedestrian access will be established within the Mangawhai Structure Plan Area connecting Mangawhai Village, Wood Street business, Mangawhai Park and the Heads recreation reserve.

Wastewater

The Infrastructure Plan will investigate the possibility of extending the EcoCare Wastewater Drainage District. A staging plan for the entire Mangawhai Structure Plan Area will be developed to indicate which areas will be reticulated and connected to the wastewater treatment plant first. Plan changes to rezone areas from rural to residential zoning will be discouraged in areas which are not able to be connected to a community wastewater scheme within five years.

*Chapter 3, Issues
3.3.3 and 3.3.4*

Water

Demonstrate suitable provision for drinking water and fire fighting purposes, in accordance with the performance standards in the Zone Chapters or the Kaipara District Council Engineering Standards 2011.

*Chapter 3, Issues
3.3.3 and 3.3.4*

Stormwater

Stormwater drainage shall be provided in accordance with the performance standards in the Zone Chapters or the Kaipara District Council Engineering Standards 2011.

*Chapter 3, Issues
3.3.3 and 3.3.4*

Stormwater planning should be carried out in a coordinated and comprehensive catchment-wide basis. Although this is primarily the responsibility of Council, consideration should be given to catchment-wide issues by landowners and developers at the subdivision design stage, prior to lodging applications for a private Plan Change or an Integrated Development subdivision consent.

For the Mangawhai urban area stormwater management will be constructed in accordance with Council's Stormwater Management Plan.

The Council will encourage development which includes low impact stormwater design and water quality enhancement solutions such as on site storage tanks, vegetated filter strips, grassed swales, rock swales, natural channels; water quality/detention ponds and wetlands are to be used to provide for stormwater management.

Other Services and Utilities

The Infrastructure Plan should consider the need for other community facilities e.g. halls, libraries, leisure facilities (swimming pools and sports grounds), public toilets, playgrounds and picnic tables. These will be funded through a financial contribution. [Chapter 3, Issues 3.3.3 and 3.3.4](#)

The Infrastructure Plan shall provide for telecommunications and power infrastructure.

3A.6.6 Financial and Development Contributions Policy Wastewater and Roding

The Mangawhai Development Contributions Policy applies to development within the Mangawhai Structure Plan Area.

3A.7 Outcomes

3A.7.1 Managed expansion of residential settlements is provided for within the Mangawhai Structure Plan Area.

3A.7.2 Consolidation of settlements rather than sporadic sprawl and ad hoc development, that avoids, remedies or mitigates adverse environmental effects.

3A.7.3 Well functioning residential and business markets that are able to cater for and respond to demand without generating adverse environmental effects, particularly effects from poor infrastructure supporting these land uses.

3A.7.4 Progressive implementation of development areas, in line with growth demand and availability of Council resources, as part of both the current and future District Plans.

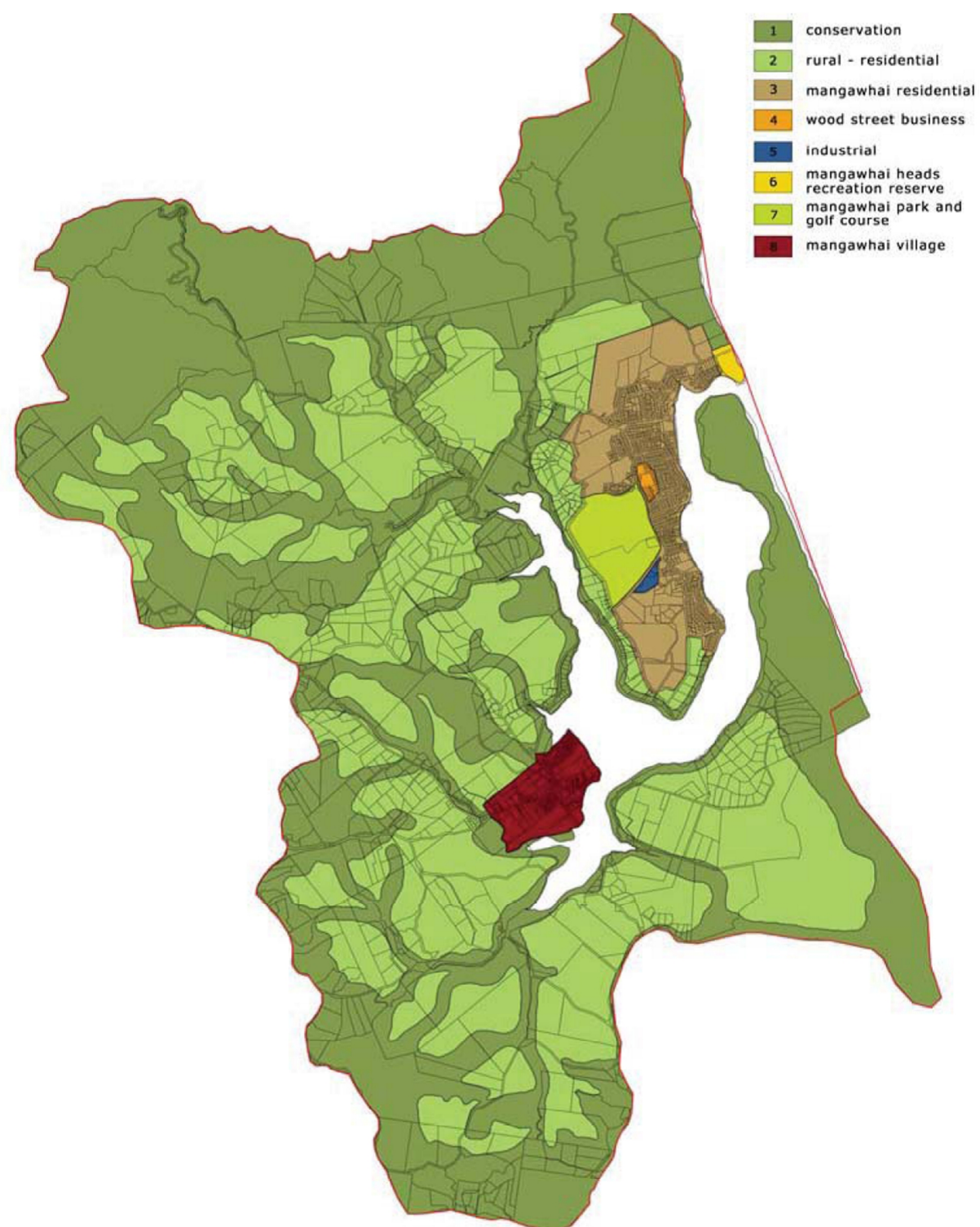
3A.7.5 Private initiation of Plan Changes of or within identified development areas within Mangawhai, to realise individual economic and development opportunities.

3A.7.6 Recognition of Mangawhai as a key area of residential growth in the District.

3A.7.7 Development of a contained urban area in Mangawhai.

3A.7.8 Protected and enhanced areas of high ecological and landscape value in the Structure Plan Area.

Figure 3A-1: Mangawhai Structure Plan - Policy Areas



(Source: Mangawhai Structure Plan)

Note 1: While the District Plan Maps reflect the Policy Areas in Figure 3A-1, the Policy Areas are not different zones under the District Plan.