PROLAND MATTERS
Property Development

Foundry Group

CONTENTS

This document is an appendix to the Mangawhai East Plan Change.
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1. PURPOSE

This appendix sets out the key urban design outcomes for the Mangawhai East Structure Plan Area. It is intended to guide subdivision, development, and design assessment within the Private Plan Change area, ensuring that future growth supports high-quality, place-based outcomes.

1.1 These outcomes reflect the overarching design direction established through the master planning process and respond to the area's unique context — including its coastal landscape, ecological systems, community values, and projected growth.

1.2 These outcomes will be used by the Council to assess development proposals and ensure alignment with the Structure Plan and associated provisions.

The intention is to ensure development that:

- Integrates with natural landforms and ecological patterns.
- Contributes to a strong sense of place and local identity.
- Supports a walkable, cyclable, connected, and human-scaled neighbourhood structure.
- Provides for a mix of housing types and amenity options.
- Maintains environmental quality and enhances ecological and cultural values.
- Aligns infrastructure and transport delivery with staged, resilient growth.

2. DESIGN VISION

The Mangawhai East Structure Plan sets out a vision for a coastal village extension shaped by traditional urban design principles and deeply rooted in the site's landscape, ecology, and community character.

This is a place where settlement patterns reflect human-scaled design, where landscape shapes urban form, and where walkable neighbourhoods are anchored by locally distinctive, small-scale centres.

2.1 The vision anticipates that Mangawhai East will offer:

- A coherent and compact urban form that respects the natural landform,
- Walkable neighbourhoods structured around a connected network of streets, greens, and civic spaces,
- Mixed-use nodes that reflect rural and coastal vernacular traditions,
- A layered open space network that integrates green infrastructure, ecology, and public amenity,
- A diversity of housing options, sensitively integrated within a legible block structure,
- Fine-grained, landscape-led business and community areas that support local life and flexible use,
- Strong visual and physical connections to the harbour, estuary, and wider settlement.

2.2 This vision supports long-term growth in a way that enhances ecological resilience, strengthens Mangawhai's rural-coastal identity, and delivers enduring neighbourhoods with a strong sense of place.

3. DESIGN PRINCIPLES

The Mangawhai East Structure Plan is grounded in a set of urban design principles that respond to the site's natural systems, coastal setting, and evolving community needs. These principles establish a foundation for creating a coherent, place-responsive, and enduring urban structure that complements the distinct rural-coastal character of Mangawhai.

Development within the Structure Plan area shall be guided by the following principles:

3.1 Contextual Integration

- Respect and respond to natural topography, ecological features, and the layered rural-coastal landscape.
- Integrate development with existing neighbourhoods, roads, and public infrastructure.
- Avoid fragmented or isolated urban forms; instead, reinforce cohesive, connected, and legible settlement patterns.

3.2 Walkable & Cycle Friendly Neighbourhoods

- Structure neighbourhoods around short walking distances to daily needs, public spaces, and transport routes.
- Prioritise human-scaled block structures, legible street edges, and permeable layouts.
- Design for pedestrian comfort and safety through shaded paths, active frontages, and fine-grained detail.

3.3 Character and Sense of Place

- Reinforce a distinctive local identity through street pattern, built form, and public space layout inspired by Mangawhai's coastal and rural traditions.
- Avoid generic suburban typologies in favour of memorable places, distinctive centres, and vernacular references.
- Integrate natural and cultural landscape elements, such as stream corridors, view shafts, and heritage features, into the urban framework.

3.4 Resilient and Sustainable Design

- Apply water-sensitive design to integrate stormwater management with open space and street design.
- Promote biodiversity through ecological corridors, native planting, and protection of sensitive areas.
- Design for long-term resilience to climate and coastal hazards through orientation, passive design, and adaptive site planning.

3.5 Connected Movement Network

- Deliver a clear, walkable street hierarchy that supports all modes — especially walking and cycling.
- Create strong east–west and north–south connections to key destinations and the wider network.
- Integrate greenways, pedestrian links, and shared paths to support low-impact mobility and healthy neighbourhoods.

3.6 Diverse Housing and Mixed Use

- Enable a mix of housing types, lot sizes, and tenures to support diverse households and life stages.
- Encourage small-scale commercial activity within the Neighbourhood Centre and Business Mixed Use zone.
- Ensure built form transitions appropriately between densities and fits within the local context.

3.7 Public Realm and Civic Spaces

- Provide a coherent and connected network of streets, parks, greens, and gathering spaces that offer amenity, recreation, and ecological function.
- Ensure public spaces are framed by active, well-designed frontages that promote safety and social life.
- Incorporate cultural expression, local planting, and public art to reflect community narratives and reinforce place identity.

4. URBAN STRUCTURE AND MOVEMENT NETWORK

The Mangawhai East Structure Plan is organised around a coherent movement network and settlement structure that reinforces accessibility, walkability, and contextual integration with landform and landscape. Streets and green corridors provide the framework for neighbourhoods, centres, and open spaces, shaping a legible and landscape-responsive urban form.

This structure supports a walkable pattern of development, manages vehicle access appropriately, and promotes safe, equitable access for all modes of movement. The location of centres, alignment of greenways, and sequencing of infrastructure delivery are all key structuring elements.

Future subdivision and development shall demonstrate consistency with the following outcomes:

4.1 Street Hierarchy and Connectivity

- Establish a clear and legible street hierarchy that differentiates between collectort and local streets, each with appropriate design responses based on function, scale, and character.
- Ensure strong east–west and north–south connections across the site, aligning streets with natural contours and green corridors where practicable.
- Provide multiple connection points to the wider network — including Black Swamp Road — to enhance resilience and reduce pressure on any single access.
- Use a fine-grained block structure to support permeability, short travel distances, and dispersal of local traffic.
- Prioritise interconnected local streets over cul-de-sacs to promote legibility, access to open space, and flexible staging.

4.2 Walkability and Active Transport

- Prioritise walking and cycling through an integrated network of footpaths, greenways, shared paths, and low-speed streets.
- Ensure block support walkability/cycling, orientation, and intuitive wayfinding.
- Design streetscapes for pedestrian comfort and interest — using narrow crossing points, shade trees, low-speed geometry, and active frontages.
- Connect walking and cycling routes directly to the Neighbourhood Centre, BMU zone, schools, reserves, and the wider Mangawhai network.
- Ensure pedestrian-priority treatments are applied in and around the Neighbourhood Centre to support civic life and safety.

4.3 Integration with Wider Roading Network

- Design entry and exit points to provide safe and efficient connections to the existing road network, particularly along Black Swamp Road.
- Address traffic safety and capacity issues through staged intersection upgrades, coordinated transport assessments, and responsive street design.
- Integrate movement planning with ecological corridors and infrastructure networks to avoid.
- Fragmentation and preserve environmental quality.

4.4 Infrastructure Staging and Capacity Alignment

- Align street and infrastructure delivery with the capacity of supporting networks.
- Ensure delivery of collector routes, greenways, and connections to Neighbourhood centre support pragmatic staged growth.
- Use staging plans to avoid premature or isolated development, ensuring infrastructure and amenity keep pace with growth.
- Maintain flexibility in infrastructure layout and staging to respond to servicing constraints, while preserving the core logic and legibility of the Structure Plan.

LOCAL ROAD

PRIVATE LANEWAY

5. NEIGHBOURHOOD CENTRE DESIGN

The Neighbourhood Centre in Mangawhai East is envisioned as a distinctive, locally-scaled civic and commercial node — a walkable focal point for community life, social exchange, and small-scale business activity. It is one of the primary structuring elements of the urban framework, intended to anchor the neighbourhood with a unique sense of place and strong landscape integration.

5.1 Landscape-Led Structure

Unlike conventional suburban centres defined by roads, parking, and continuous building frontages, this centre adopts a "buildings in a park" concept. Community, retail, and commercial buildings are informally arranged within a connected landscape of greens, shared paths, and gathering spaces.

This layout prioritises the public realm and reflects Mangawhai's relaxed coastal lifestyle, drawing inspiration from rural halls, market grounds, and agrarian settlement patterns. The spatial structure is open, flexible, and landscape-dominant — encouraging informal movement, passive recreation, and civic use throughout the day and seasons.

Development within the Neighbourhood Centre shall achieve the following outcomes:

5.2 Role and Function

- Serve as a walkable local centre providing small-format retail, food and beverage, artisan shops, co-working or studio spaces, and community facilities.
- Support the daily needs of residents within a short walk or cycle from surrounding neighbourhoods.
- Incorporate a civic or community function — such as a meeting hall, plaza, or playground — that serves as a social anchor.
- Be scaled to serve local catchments, not as a regional or vehicle-oriented retail node.

5.3 Built Form and Public Realm Interface

- Distribute buildings in a loose arrangement that frames open spaces, greens, and pedestrian courts, rather than forming rigid, continuous frontages.
- Orient buildings to front onto shared greens, key pedestrian axes, and entry approaches.
- Ensure buildings support passive surveillance, visual permeability, and pedestrian comfort — avoiding blank walls, oversized forms, or service-dominated edges.
- Use small-footprint, pavilion-style buildings that reflect the character of coastal or rural vernacular architecture (e.g. pitched roofs, verandahs, hall-like proportions).
- Incorporate natural materials, articulated forms, and shaded edges to enhance climate response and spatial richness.

5.4 Relationship to Surrounding Residential Areas

- Ensure physical and visual integration with surrounding housing through shared green spaces, connected footpaths, and landscape buffers.
- Avoid rear-lot boundaries, solid fencing, or vehicle barriers that disconnect the centre from the neighbourhood.
- Support small-scale residential activity, where compatible with the landscape-led layout and open space values.

5.5 Local Character and Scale

- Reinforce a relaxed, informal, and green identity through layered planting, tree canopies, and generous outdoor spaces for sitting, gathering, and play.
- Avoid large-scale surface parking lots. Instead, use discrete on-street parking, rear or side-located lots, and shared accessways.
- Integrate cultural references, local history, and natural systems into the public realm through materials, signage, public art, and wayfinding.
- Emphasise low-rise, fine-grained built form — with variety in building size, setback, and roof form to create a visually rich and comfortable pedestrian environment.

6.0 NEIGHBOURHOOD & RESIDENTIAL BLOCK DESIGN

The residential areas of the Mangawhai East Structure Plan are designed to deliver a walkable, legible, and context-sensitive neighbourhood structure. The layout is based on a traditional block pattern adapted to topography, green corridors, and varied housing types to create distinctive, human-scaled places that reflect Mangawhai's semi-coastal setting.

A mix of lot sizes and dwelling types is encouraged, with careful attention to street edges, privacy, solar access, and neighbourhood character. The design shall foster community interaction while maintaining residential amenity and visual cohesion.

Development within residential areas shall achieve the following outcomes:

6.1 Block Structure and Street Edges

- Reinforce a clear block structure with consistent building orientation to streets and shared spaces.
- Favour perimeter blocks where practical (minimise the incidence of rear lots) to support walkability, passive surveillance, and logical servicing.
- Avoid fragmented or irregular subdivision patterns that reduce connectivity, legibility, or street definition.
- Ensure buildings actively address the street with windows, entrances, porches, or terraces. Avoid blank side walls, high fencing, or service-dominated edges along public space.
- On corner lots, buildings must respond to both public frontages through dual articulation, wrap-around design, or corner entrances.

6.2 Housing Typologies and Lot Diversity

- Enable a variety of housing types — including detached dwellings, duplexes, terraces, and secondary units — to support demographic and lifestyle diversity.
- Vary lot sizes within the area to avoid monotony while meeting density and design performance expectations.
- Concentrate higher-density housing near the Neighbourhood Centre, along key routes, or adjacent to green links — with sensitive transitions to lower-density areas.
- Minimise rear lots and panhandle sites. Where used, ensure safe, legible access and quality design outcomes.
- Support opportunities for integrated housing clusters or comprehensively designed developments that retain a strong relationship to the public realm.

6.3 Interface Treatments and Privacy

- Use a variety of frontage treatments (e.g. low fences, hedging, porches, and garden setbacks) to define the public–private threshold and encourage neighbourly interaction.
- Provide sufficient front yard depth to accommodate landscaping and visual relief, especially along primary streets and open space edges.
- Where rear boundaries adjoin reserves or walkways, incorporate overlooking windows, dual-access layouts, or low fencing to enhance safety and passive activation.
- Prioritise privacy through thoughtful layout, window placement, orientation, and planting — rather than relying on excessive setbacks or screening.

7. LANDSCAPE AND OPEN SPACE NETWORK

The landscape structure of Mangawhai East is central to its urban identity and environmental resilience. A layered and multifunctional network of reserves, green links, and ecological corridors weaves through the development, shaping its spatial logic while supporting natural systems, public amenity, and biodiversity.

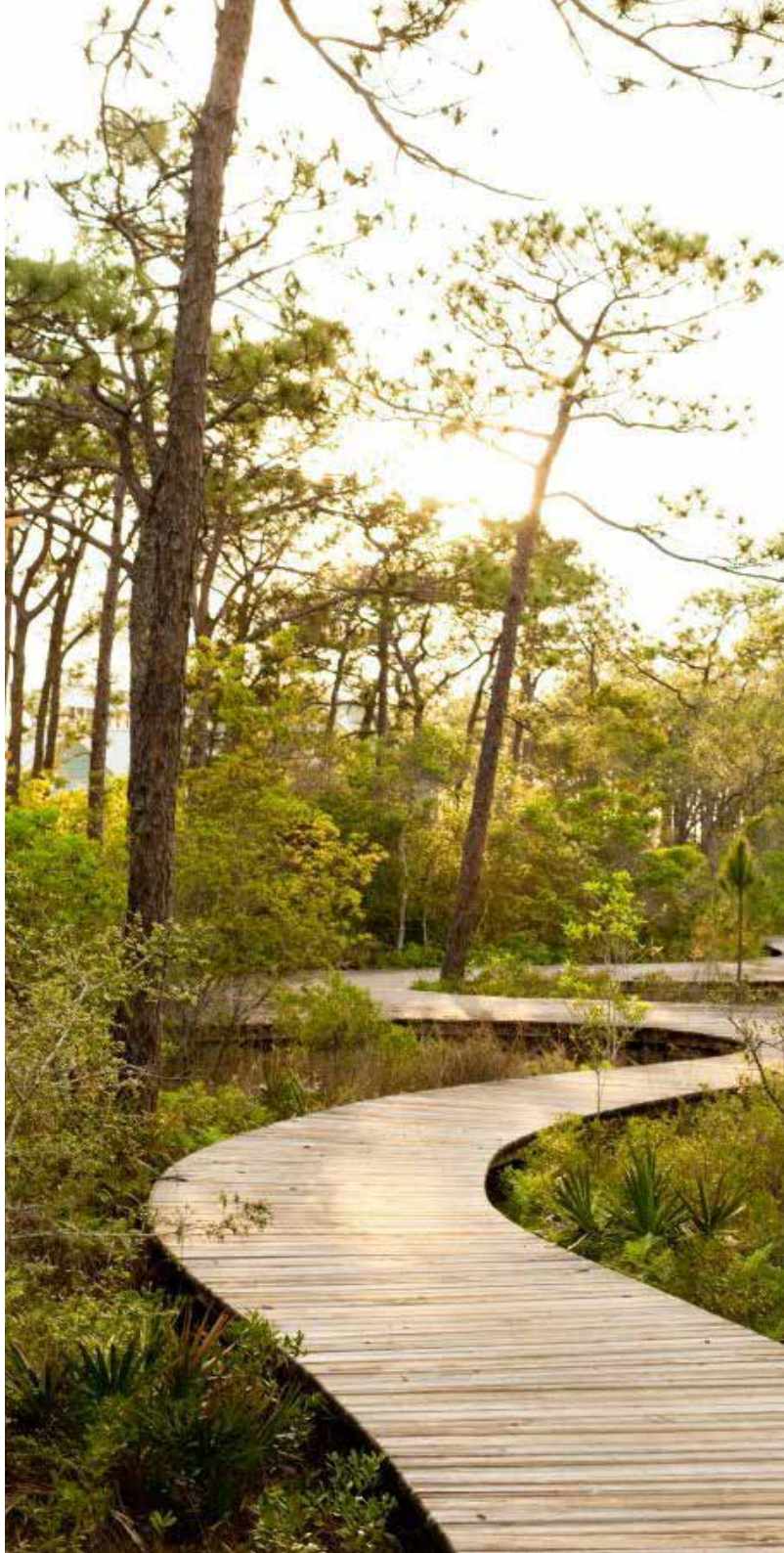
Rather than treating open space as residual or decorative, the design approach embeds landscape as the primary organiser — integrating stormwater, circulation, habitat, and recreation in a unified green framework.

This network responds to landform, hydrology, and vegetation patterns, reinforcing the site's rural-coastal setting and creating a distinctive and enduring sense of place.

Development shall achieve the following outcomes:

7.1 Green Infrastructure and Stormwater

- Integrate stormwater management visibly and functionally within the landscape structure through swales, rain gardens, detention wetlands, and planted corridors.
- Align green corridors with overland flow paths, low-lying areas, and natural drainage channels to work with topography and reduce engineered interventions.
- Use landscape features to slow, filter, and infiltrate stormwater at source — reducing downstream flooding, improving water quality, and supporting ecological function.
- Design stormwater infrastructure to double as public space wherever possible, contributing to neighbourhood identity, outlook, and recreational opportunity.
- Use low-maintenance, native or adapted planting palettes to support resilient, climate-responsive systems.



7.2 Reserve Typologies and Connectivity

- Deliver a connected and legible network of public open spaces, including neighbourhood greens, linear reserves, local parks, and informal commons.
- Ensure all dwellings are within a 5-minute walk (approx. 400m) of a public open space, with priority given to equitable access across neighbourhoods.
- Use greenways to connect neighbourhoods to the Neighbourhood Centre, estuarine margins, and walking/cycling networks — acting as both movement corridors and ecological spines.
- Provide a balance of active and passive open space, with amenities such as seating, shade, picnic areas, play features, informal lawn areas, and shared paths.
- Design open space edges to be active and overlooked, avoiding rear fences or blank boundaries that disconnect the community from green infrastructure.

7.3 Ecology and Biodiversity Integration

- Retain and enhance ecological features such as stream margins, remnant bush, and sensitive wetland or estuarine areas.
- Use indigenous planting to reinforce local habitat types, support biodiversity, and build ecological function over time.
- Establish habitat corridors across the site to enable bird and wildlife movement, particularly along riparian edges and across open space connections.
- Design the interface between ecological areas and development to balance access with protection — using landform, planting, and path placement to soften transitions and manage human impacts.

8.0 BUILT FORM & ARCHITECTURAL QUALITY

Built form across the Mangawhai East Structure Plan area shall contribute to a cohesive, legible, and place-responsive urban character. Architecture should reinforce Mangawhai's coastal and rural identity, enhance the walkability and sociability of neighbourhoods, and support a high-quality public realm.

The aim is not uniformity, but a shared language of scale, materiality, and orientation that responds to both landscape and community, avoiding generic suburban patterns in favour of a relaxed, locally grounded vernacular.

Future buildings shall achieve the following outcomes:

8.1 Massing, Height, and Scale

- Maintain a predominantly low-rise character, with most buildings at 1–2 storeys in height.
- Allow for modest increases in height and scale in key locations, such as the Neighbourhood Centre where it enhances legibility, frames civic space, or marks a local landmark.
- Ensure massing transitions sensitively between typologies (e.g. detached houses, terraces) and at edges with reserves or open space.
- Avoid overly bulky forms or continuous façades. Break larger buildings into smaller volumes to preserve a human scale and visual interest.
- Use scale shifts and roof modulation to reinforce street rhythm and neighbourhood identity.

8.2 Façade Articulation and Materiality

- Design front façades with a strong relationship to the street or shared space — incorporating generous windows, front entries, verandahs, porches, and varied detailing.
- Use a cohesive but diverse palette of materials and colours drawn from the local context — including timber, painted weatherboards, metal roofing, and natural tones.
- Avoid uniform repetition of form. Use variation in roofline, setback, and material treatment across housing rows to support individuality within a coherent whole.
- Recess or side-locate garages and carports to reduce visual dominance; prioritise people over vehicles at the street edge.
- Express building entrances and thresholds clearly — promoting visual permeability and neighbourhood connection.

8.3 Local Vernacular and Climatic Response

- Reference regional architectural forms and coastal-rural vernacular: gabled or hipped roofs, covered porches, weatherboard cladding, and informal detailing.
- Respond to climate through passive solar design, orientation for cross-ventilation, shaded outdoor spaces, and building elements like eaves, screens, and pergolas.
- Use roof forms and window rhythms to reinforce neighbourhood character while maximising light, privacy, and environmental performance.
- Incorporate coastal-resilient materials and systems — including rainwater collection, stormwater reuse, and low-maintenance external finishes.
- Celebrate the outdoors with sheltered verandahs, shaded seating areas, and smooth transitions between indoor and outdoor space.

9. ENVIRONMENTAL INTEGRATION AND INFRASTRUCTURE

Development at Mangawhai East must respond to its sensitive environmental context, including estuarine ecosystems and existing infrastructure capacity. The Structure Plan is designed to guide growth in a staged, resilient, and ecologically integrated manner, ensuring that urban development supports environmental health and long-term sustainability.

This section outlines key principles to ensure that infrastructure delivery, stormwater management, and hazard resilience are embedded within the urban and landscape structure from the outset.

9.1 Water-Sensitive Design

- Apply Water Sensitive Urban Design (WSUD) principles at all scales, from individual lots to neighbourhood-wide systems.
- Integrate stormwater treatment with open spaces, streetscapes, and ecological corridors; avoid reliance on piped or hard-engineered drainage systems.
- Retain and enhance overland flow paths and natural low points as visible, functional parts of the green infrastructure network.
- Use techniques such as rain gardens, permeable paving, vegetated swales, tree pits, and constructed wetlands to manage runoff at source and improve water quality.
- Ensure stormwater design contributes to public amenity, urban character, and ecological connectivity.

9.2 Flooding and Coastal Resilience

- Avoid development in high flood hazard or coastal inundation areas, unless risk is mitigated through careful site and building design.
- Design road levels, building platforms, and drainage infrastructure with reference to sea level rise projections and catchment-based flood modelling.
- Protect and restore stream corridors, and wetland areas to function as part of the ecological and hydrological system.
- Use landform design and indigenous planting to manage overland flow, reduce erosion, and buffer sensitive areas from urban impact.

9.3 Infrastructure Coordination

Align development staging with the availability and capacity of core infrastructure, including water supply, wastewater treatment, and transport networks.

Ensure early-stage development does not exceed infrastructure thresholds or trigger inefficient or out-of-sequence upgrades.

Locate and design servicing infrastructure (e.g. pump stations, water tanks, utility boxes) to integrate discreetly within landscape areas or shared service lots.

Encourage shared, precinct-scale, or decentralised infrastructure solutions where appropriate to support long-term sustainability and adaptability.

Use infrastructure staging plans to coordinate delivery with green network roll-out and avoid fragmented or under serviced development.

10. IMPLEMENTATION AND ASSESSMENT GUIDANCE

This appendix supports the implementation of the Mangawhai East Structure Plan by providing a framework for assessing subdivision and development proposals. It outlines the urban design outcomes sought for the plan change area and serves as a guide for applicants, designers, and Council officers when preparing or evaluating applications.

The intent is to ensure that development decisions remain grounded in the overall vision, structure, and principles of the plan, while allowing for design flexibility and context-responsive solutions.

10.1 Design Alignment and Flexibility

All development should demonstrate alignment with the overarching urban structure, design principles, and spatial intent set out in this appendix.

Flexibility in detailed design is anticipated; however, proposals must clearly achieve the intended outcomes in ways that contribute positively to neighbourhood character, connectivity, and resilience.

Alternative design responses may be supported where they achieve equal or better urban design outcomes relative to the intent of this guide.

10.2 Use in Resource Consent Assessment

This appendix shall inform the preparation and assessment of resource consents, including subdivision, land use, infrastructure, and comprehensive development proposals.

Applicants must demonstrate how the design outcomes have been addressed — either through direct compliance or a context-specific response.

Council may request urban design statements, diagrams, or visualisations to support assessment of proposed designs against the intent of this appendix.

Pre-application discussions are encouraged to ensure alignment early in the design process.

10.3 Alignment with Structure Plan and Rules

This appendix should be read in conjunction with the Structure Plan Map, associated provisions, and the operative District Plan rules.

Where inconsistencies arise, Council will consider whether a proposed design achieves the intent and outcomes through alternative and equivalent means.

Development must maintain the integrity of the wider Structure Plan — including connectivity, land use distribution, green infrastructure, and environmental protection.

10.4 Staging and Monitoring

Development shall proceed in accordance with the approved staging plan and available infrastructure capacity — particularly for water, wastewater, stormwater, and transport.

Early stages should prioritise the delivery of structuring elements such as collector roads, green corridors, and the Neighbourhood Centre to establish the pattern for subsequent growth.

Council may monitor urban design outcomes over time to ensure the implementation of the Structure Plan remains consistent with its vision.

Significant departures from the Structure Plan or the outcomes of this appendix may require a variation or new resource consent, supported by appropriate design justification and assessment.

MANGAWHAI EAST DESIGN OUTCOMES CHECKLIST

Use this checklist to support resource consent applications, urban design statements, and Council assessments. Proposals should demonstrate how they achieve the outcomes below — either through direct compliance or an equivalent design response.

SECTION	KEY OUTCOME	✓ / ✗ / N/A	NOTES
3. Design Principles	Responds to landform and natural systems Supports walkability and neighbourhood scale Reinforces local identity and sense of place Applies sustainable, resilient design principles Delivers connected street and movement network Enables housing diversity and civic life Embeds public realm and green infrastructure		
4. Urban Structure & Movement	Follows coherent block and street hierarchy Provides strong internal and external connectivity Prioritises pedestrian and cycle movement Aligns staging with infrastructure capacity		
5. Neighbourhood Centre	Landscape-led "buildings in a park" layout Supports small-scale mixed-use and civic focus Buildings activate and front shared green space Avoids car-dominant layouts and strip retail forms		

MANGAWHAI EAST DESIGN OUTCOMES CHECKLIST

SECTION	KEY OUTCOME	✓ / ✗ / N/A	NOTES
6. Neighbourhood & Residential Design	Uses legible, walkable block structure Offers a mix of housing types and lot sizes Prioritises street address and passive surveillance Avoids blank edges, rear fencing to reserves		
7. Landscape & Open Space Network	Integrates green network with movement and stormwater Provides connected, multifunctional open spaces Retains natural features and supports biodiversity Ensures all homes are within 400m of a park or reserve		
8. Built Form & Architecture	Maintains low-rise, human-scaled built form Uses local materials and varied architectural expression Reinforces coastal-rural vernacular Orients buildings to street and outdoor spaces		
9. Environmental & Infrastructure	Applies water-sensitive design principles Avoids or mitigates development in flood-prone areas Staging aligned with infrastructure delivery Integrates services discreetly into landscape		
10. Implementation & Assessment	Demonstrates consistency with Structure Plan Provides urban design statement or visual evidence Delivers early structuring elements (roads, green links)		

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