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Mangawhai Existing Residential Subdivision Analysis – Yield Capacity

This supplementary analysis has been undertaken in response to the closing statements and evidence of Mr Foy on behalf of the Council, which relies on plan-enabled modelling of potential infill capacity within the existing General Residential Zone of Mangawhai. Mr Foy's analysis assumes that a substantial proportion of existing residential parcels may accommodate additional dwellings through subdivision or other forms of intensification. The purpose of the present review is to undertake a parcel-level spatial assessment in order to better understand how theoretical plan-enabled capacity translates into development that is feasible and reasonably expected to be realised in practice.

1. Introduction and Purpose

This memorandum sets out the findings of a parcel-level review of potential development capacity within the General Residential Zone (GRZ) of Mangawhai.

It identifies existing residential parcels that are large enough to enable subdivision under operative minimum lot size standards (1200m² parent site yielding 2 x 600m² lots (noting the proposed provision for minimum 400m² lot sizes in the Proposed District Plan does not apply to Mangawhai).

2. Study Area and Dataset

The study area comprises all parcels within the General Residential Zone (GRZ), as per the Operative District Plan, of Mangawhai, excluding:

- The Rise Development Area (because it is accounted for separately as a 'greenfield' development;
- Road reserves and;
- Reserves and non-residential parcels.

The analysis is based on LINZ cadastral parcel data, manually filtered to include only fee-simple residential lots capable of accommodating a dwelling. **A total of 3,017 residential parcels were identified** within the study area. Parcel sizes were grouped into exclusive lot size bands to test subdivision eligibility and broader infill potential.

Parcel Size Distribution – Baseline Findings

Parcel sizes within the study area were grouped into exclusive bands, as follows:

Lot Size Band	Number of Parcels	% of Total
1200m²	746	24.7%
800–1199m²	1,301	43.1%
401–799m²	939	31.1%
400m²	31	1%
Total	3,017	100%

These bands reflect operative subdivision thresholds and provide the basis for identifying parcels that are theoretically eligible for subdivision.

- Only **24.7%** of residential parcels meet the 1200m² parent site threshold for subdivision under operative and proposed rules.
- Approximately **75.3% of the residential zone is structurally ineligible for subdivision** based on minimum lot size alone.
- The dominant lot form in Mangawhai is 800–1199m² (43.1% of parcels). These lots are typically established suburban sites that are not of a sufficient size to be further subdivided in accordance with the operative or proposed District Plan rules that each have a minimum net lot size of 600m^2 for Mangawhai.

These figures represent **legal eligibility only**. They do not account for feasibility constraints such as access formation requirements, net site area calculations, topography, servicing limitations (including wastewater) and the need for tanks for potable and firefighting water supply, flood, or other hazard overlays, or restrictive covenants.

Subdivision eligibility is structurally limited.

Only 24.7% of residential parcels meet the 1200m² parent site threshold under operative and proposed subdivision standards. Approximately three-quarters of the General Residential Zone is therefore ineligible for subdivision based on minimum lot size alone.