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1. Executive Summary

1.1 Overview of the Proposal

The plan change area consists of attractive development land close to the amenities of Mangawhai Village. The proposal aims to transform this land into a vibrant and sustainable community that integrates seamlessly with the existing community.

1.1.1 The key objectives of the proposal are to meet the growth pressures facing Mangawhai, provide greater housing and commercial options for residents whilst respecting the character and natural beauty of the area.

1.1.2 The plan change area offers significant attributes and opportunities for comprehensive development that can deliver high amenity and enhanced social, economic, environmental, and cultural outcomes. The structure plan element of the plan change sets out the vision and urban design principles for the development, emphasizing the creation of a well-connected and inclusive community. The structure plan's key features include a neighbourhood centre, green spaces, an efficient multi-modal transportation network, and diverse housing options.

1.1.3 Overall, the proposal seeks to create a vibrant and sustainable community that balances growth with environmental stewardship. By following the structure plan and future design principles, the plan change area can support the future growth of Mangawhai and create an

attractive transition to the rural environment.

1.2 Key Findings and Recommendations

The key findings of the urban design analysis and associated specialist inputs highlight several important aspects. Firstly, that the growth pressures facing Mangawhai need effective planning to provide greater choice for existing residents and new people wishing to settle in the area.

1.2.1 It is also evident that a substantial proportion of the land is suitable for a mix of residential and commercial development. The area that is subject to structure planning can capitalize on the site's location and connectivity, with existing roading connections providing excellent access to the village and neighbouring amenity areas.

1.2.3 In response to the detailed analysis of the area, the urban design response focuses on creating a vibrant, sustainable, and inclusive community. The structure plan overview outlines the vision and principles for the development, emphasizing the importance of diverse housing options, accessible public spaces, and robust infrastructure. The proposed zoning patterns reflect the particular circumstances of the land and support sustainable growth, community interaction, and economic opportunities.

1.2.4 The future detailed design principles will address key aspects such as lot configuration, building placement, density, architectural style, and sustainable building practices. These principles aim to create visually appealing, functional, and energy-efficient buildings that contribute to the overall character and identity of the neighbourhood. These principles will be addressed in detail by the Development Area provisions to be incorporated into the District Plan

1.2.5 Overall, the key findings highlight the need for comprehensive planning and design to meet the growth pressures in Mangawhai and provide a well-rounded, resilient, and vibrant addition to the existing settlement pattern. The urban design response focuses on creating a sustainable and inclusive community that integrates with the existing urban character of Mangawhai while preserving the rural character and natural beauty of the area.

2. Introduction

2.1 Background and Context

The land subject to the plan change request is in multiple ownerships, but with two main landowners accounting for 64 Hectares of the total area (93.3 Hectares). Situated southeast of Mangawhai Village, the plan change area consists of attractive development land with existing roading connections to the village. The land is no longer suitable for profitable agricultural use, originally being part of a much larger farm, and it is therefore considered most suitable for a mix of residential and commercial development. The two principal landowners are Cabra Mangawhai Limited and ProLand Matters Limited. Both development companies have a track record of delivering good quality residential development sympathetic to the character and amenity of settlements.

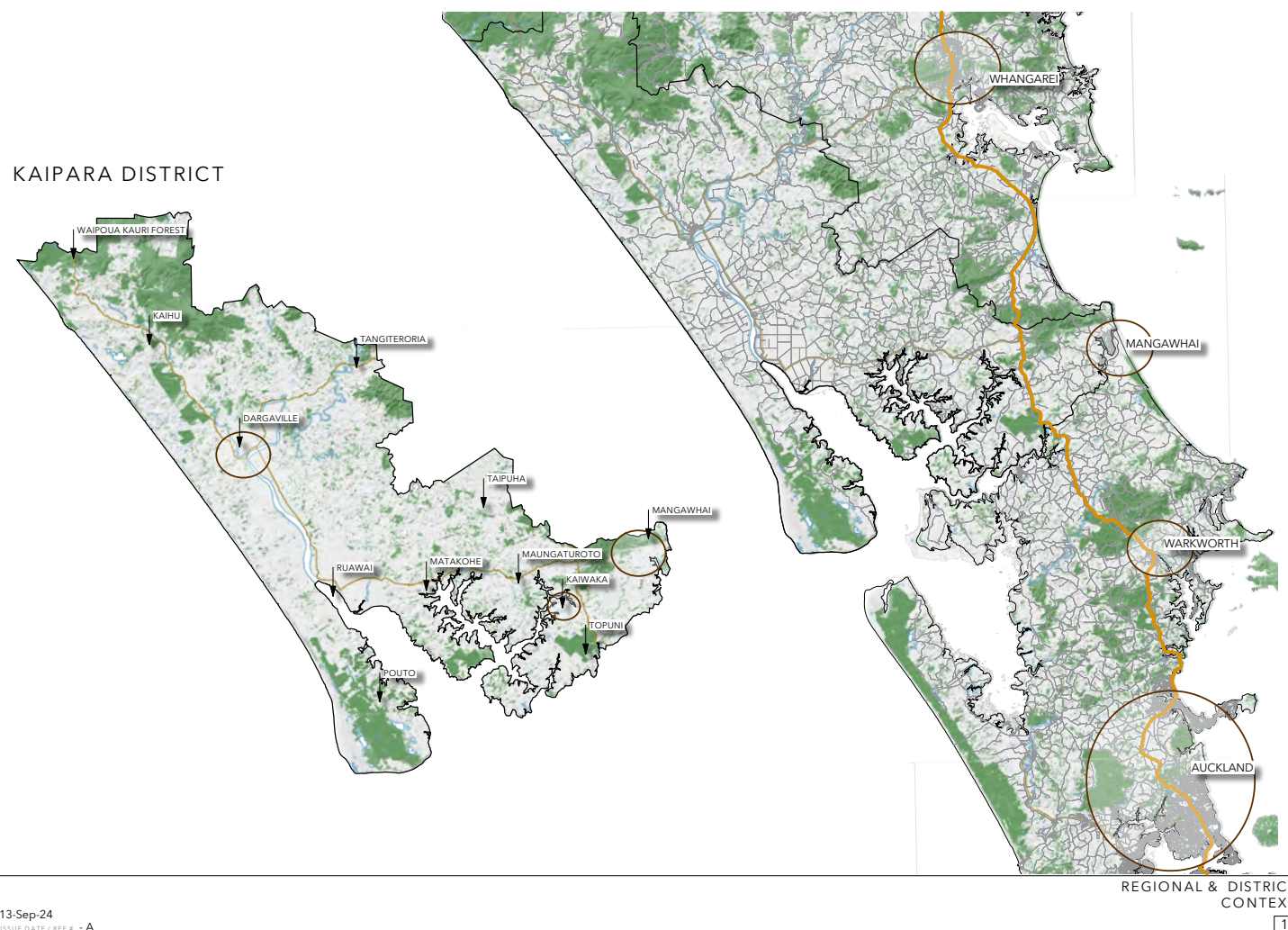
2.2 Both companies recognize the growth pressures facing Mangawhai generally and the need to plan effectively to meet that growth and provide greater choice for existing and future residents. In this context, it is considered that the proposed plan change area offers significant attributes and opportunities that, if planned well, will provide for a comprehensive development where high amenity and enhanced social, economic, environmental and cultural outcomes can be realized.

2.3 Purpose of the Report

To best achieve these outcomes, a

comprehensive planning assessment and design process has been undertaken. This process benefits from various specialist inputs to ensure a robust planning framework is developed. This urban design report considers the context for the proposed plan change and lays out the structure plan vision and key design moves for the project. These are expressed through a series of principles, precedents and site mapping.

2.4 This report positions the site as a critical expansion zone, capable of accommodating growth whilst being sympathetic to the rural character and natural beauty of the area. The strategic location and context provide a foundation for developing a vibrant, sustainable community that seamlessly integrates with the existing urban fabric.



2.5 Scope and Methodology

The design and assessment approach fundamentally operates at two planning levels. The primary level is to ensure that the plan change area forms a logical planning 'unit' in the broader context of Mangawhai and its future growth pressures. The second 'level' is more site specific to ensure development outcomes integrate successfully with the existing community. This report and others forming a part of the proposed plan change documentation are cognisant of regional development moves such as improved strategic roading as well as more locally centred development. The approach to capturing this information has involved a comprehensive analysis of the current site conditions, existing and future land use requirements, infrastructure needs, and potential environmental impacts. The methodology has involved a multidisciplinary approach, combining desk research, field surveys, and stakeholder consultations. Key data has been collected through site visits, review of existing planning documents, and engagement with local authorities and community members. Geographic Information System (GIS) tools were used for spatial analysis, while demographic and economic data were analysed to forecast the impact of the proposed rezoning. This approach ensures that the proposed plan change is thoroughly examined from social, economic, and environmental perspectives, providing a robust framework for informed decision-making and sustainable development outcomes.

Below: Plan showing polycentric growth pattern. Note residential expansion to the east is already established.



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3. Site Analysis

3.1 Location and Context

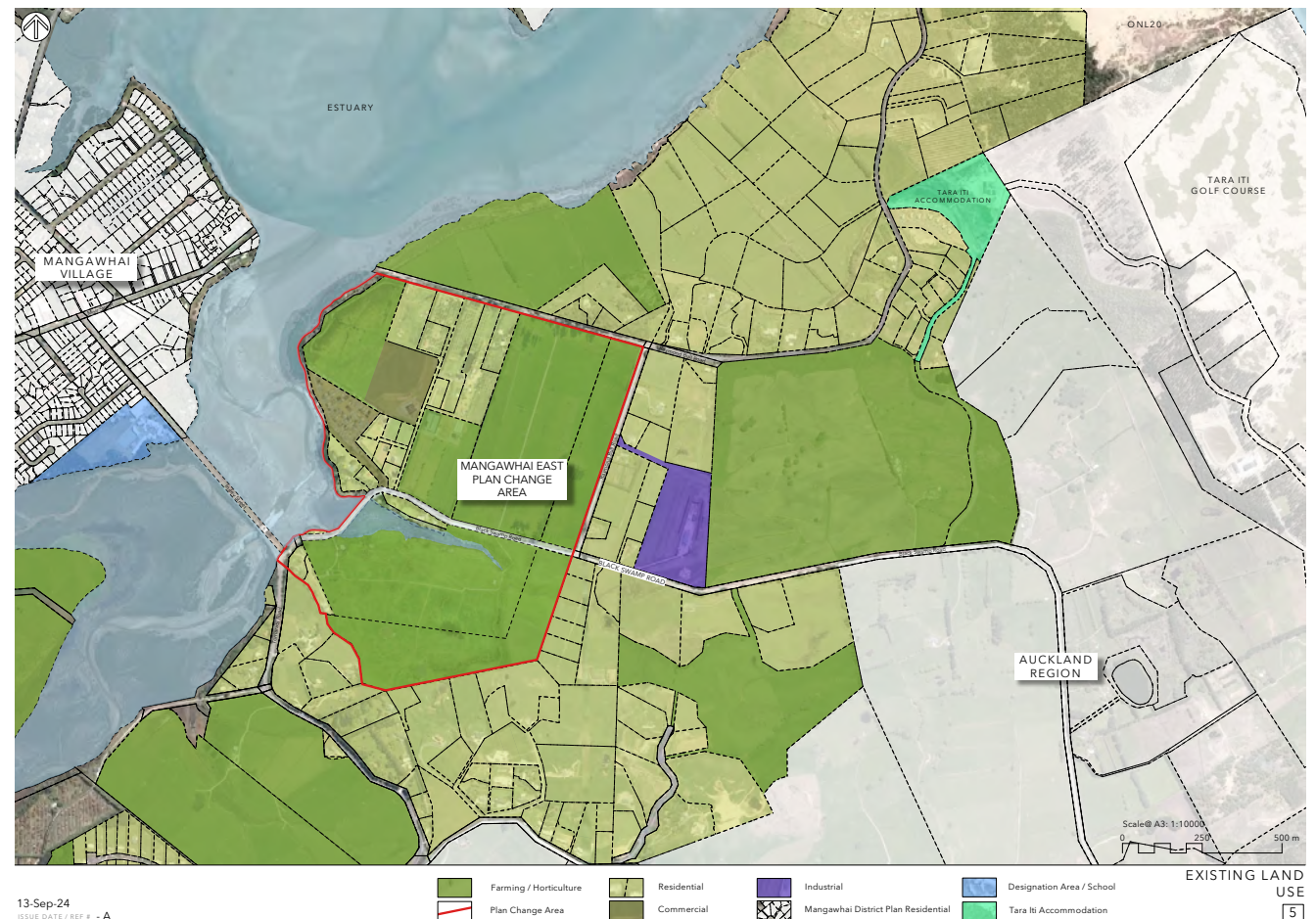
The subject site is strategically positioned rural land located on the periphery of Mangawhai village. It offers therefore a special opportunity for integrated urban development. The total plan change area is approximately 93.3 hectares, with the more detailed structure planned element measuring approximately 64 hectares. The area consists of two well-defined land areas. The land south of the Black Swamp Road consists of north facing hill slopes and lower laying estuary margin land. North of the Black Swamp Road and west of Raymond Bull Road, the landform comprises flat coastal terrace. The land south of Black Swamp Road is presently used for small scale agricultural activities (livestock) whilst to the north approximately fifty percent of the area is used for pasture with the remainder used for horticulture, brewery and caravan park. Residential development is sparse and consists of larger lot development associated with horticultural use or clustered to the western part of the plan change area. A full analysis and description of the landscape character and sensitivity to change is considered in the Landscape and Visual appraisal report prepared by LA4.

Right: Proposed Plan Change area

3.2 Access and Connectivity

The plan change area therefore has ready access to the Black Swamp Road and Tomarata/Insley Street connection to the village or south towards Auckland. These existing roading connections provide excellent connectivity to the village and neighbouring amenity areas such as Tara Iti and Pacific Road Beach.

3.2.1 Transport analysis has identified the need for localised roading improvements, as well as improvements to pedestrian and cycle connectivity to Mangawhai Village. This aspect also aligns with previously identified improvements to walking and cycling by Kaipara Council. The proximity to key community amenities, such as school healthcare facilities, are also clear locational benefits of the plan change area that further enhances its potential for urban expansion and rezoning.

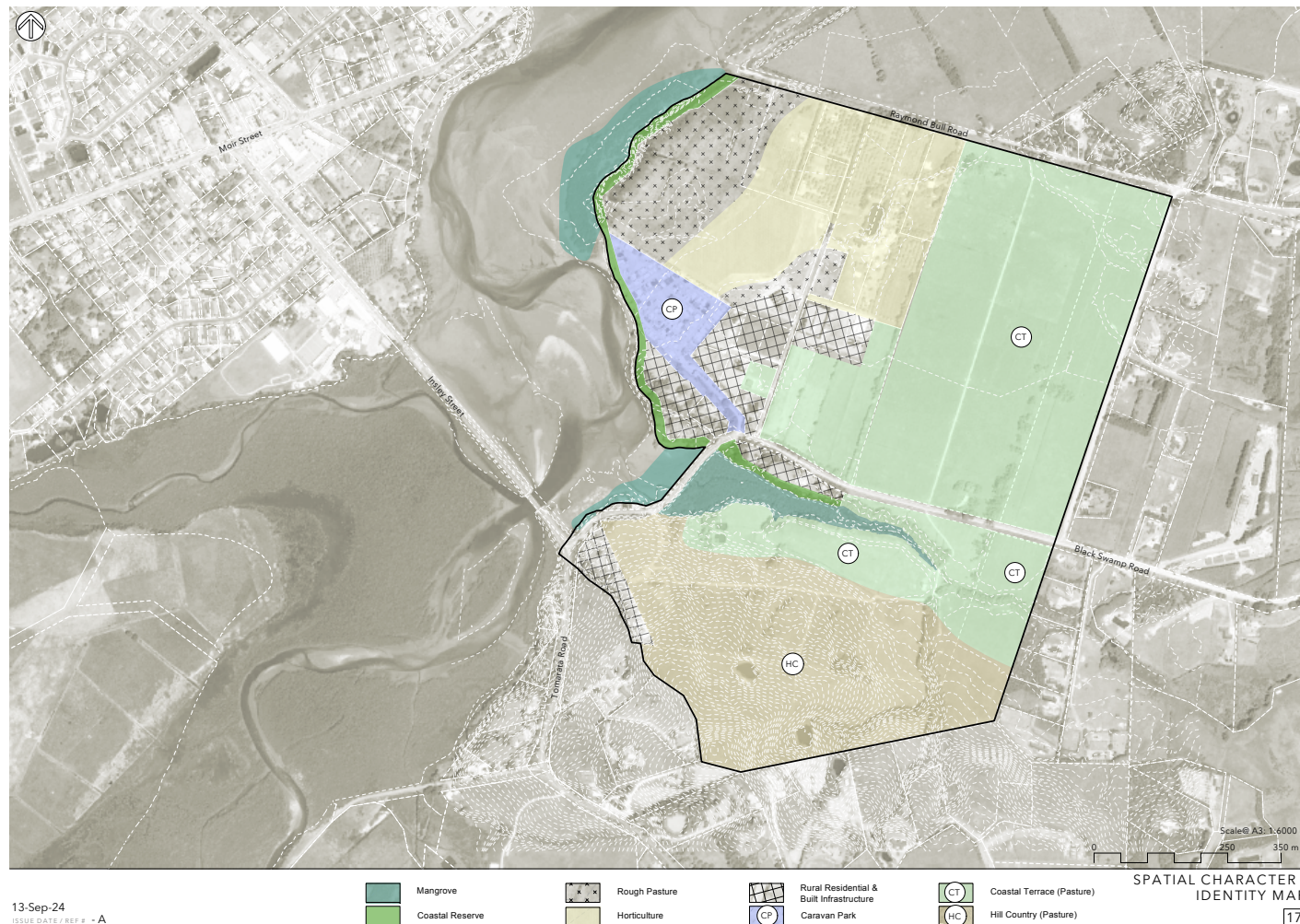


3.3 Site Characteristics (Topography, Soil, Vegetation, etc.)

Generally, the land pattern consists of modified agricultural fields and gully systems which feed into the Mangawhai Estuary. The plan change areas comprise in part north facing hillsides visible from the village but for the greater part lower lying and flat costal terraced areas. Estuary connectivity exists both on the south side of Black Swamp Road that features an estuary inlet and the north with connection at the end of Raymond Bull Road. Large parts of the coastal terrace also have an open aspect to the estuary, with a council designated reserve evident at the coastal edge.

3.3.1 The area has a predominantly northerly aspect with gentle to moderate contour and good access to sunlight and shelter from prevailing winds. The site has been subject to extensive GIS and site analysis in relation to aspect, hydrology, levels, topography and soils and this is included the Proposed Plan Change request.

3.3.2 Full consideration of landscape matters and potential effects of the proposed plan change are contained in the Assessment of Landscape and Visual Effects and responses to Clause 23(1) RMA prepared by LA4.



Right: Landscape character map. Please refer to full analytical plan set for sieve mapping of features and constraints.

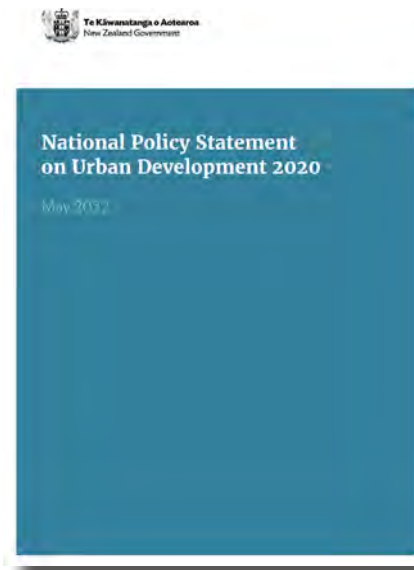
4. Planning and Policy Context

4.1 Relevant Planning Policies and Frameworks

A full discussion and analysis of the relevant planning instruments is contained within the Planning Assessment report. The following commentary is therefore limited to matters that are most directly influential to urban design matters.

4.1.1 The National Policy Statement on Urban Design in New Zealand (NPSUD) aims to foster high-quality, sustainable urban environments that enhance the well-being of communities. It emphasizes integrating land use and transport planning, ensuring access to essential services, and promoting vibrant, resilient urban areas. The policy advocates for green spaces, efficient infrastructure, and inclusivity in urban design. For structure planning, this statement is crucial as it sets the framework for creating coherent, liveable spaces that respond to community needs, environmental challenges, and future growth. This guides planners towards holistic, sustainable development strategies that align with national objectives. Whilst this means that KDC is not required to give effect to the directions of the NPSUD to the same degree as tier 1 and 2 authorities, the Government encourages authorities to adopt the objectives of the NPSUD and give effect to their relevant policies. For KDC there are a number of key policies relevant to the proposed plan change, most notably Policies 1, 2, 6 and 8. The most relevant policies to

urban design are given below, together with a brief commentary on their relevance to the plan change request.



4.1.2 *Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

- (a) *have or enable a variety of homes that:*
 - (i) *meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) *enable Māori to express their cultural traditions and norms; and*
- (b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

- (d) *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) *support reductions in greenhouse gas emissions; and*
- (f) *are resilient to the likely current and future effects of climate change.*

4.1.3 The structure planned element of the plan change area envisages a high quality mixed use development outcome. This outcome will comprise a range of residential site sizes to cater for a diverse range of market price points. Neighbourhood level goods and services will be catered for by the proposed neighbourhood centre, and this will support the concept of walkable neighbourhoods and therefore reduce the need for day to day car usage. The proposed mixed use zone will also offer the opportunity for employment generating activities to support the new neighbourhood and extended Mangawhai catchment. Natural limitations and opportunities for environmental enhancement are an integrated part of the design solution and structure plan concept, with sustainable urban drainage device and enhancement of planting and recreational paths strong elements of the design approach. Early engagement and continued involvement with local iwi ensure that the cultural aspects of developing the land are respected and integrated into the proposed design solutions.

4.1.4 *Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term,*

medium term, and long term.

4.1.5 The plan change has considered carefully the anticipated growth for Mangawhai and the role of the Plan change area in assisting with meeting the challenge. Detailed analysis and commentary of growth and related benefits are contained in the Economic and Property Research Report.

4.1.6 *Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

(a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*

(b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

(i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*

(ii) *are not, of themselves, an adverse effect*

(c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*

(d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*

(e) *the likely current and future effects of climate change.*

4.1.7 The plan change area is well located and of a size to make a meaningful contribution to the future growth of Mangawhai. Unlike some other growth areas identified adjoining Mangawhai, the plan change area is relatively free of natural constraints that inhibit development opportunities. In terms of meeting the outcomes of Policy 1, the area is well suited to each of these aims. Careful assessment of the natural development capacity of the area has informed the proposed land use zoning and associated natural environment enhancements identified in the outline master plan. This planning process will ensure that sustainable development outcomes are realised and a variety of living and working opportunities presented to the Mangawhai market.

4.1.8 *Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

(a) *unanticipated by RMA planning documents; or*

(b) *out-of-sequence with planned land release.*

4.1.9 The plan change represents a significant opportunity to deliver a comprehensively planned development outcome. The extent of land holding within the plan change area owned by two development companies ensures that a high degree of coordination is possible and integrated design outcomes capable of being

achieved. The greater part of this land holding is also largely free from natural constraints and therefore ensures that the land is substantially unaffected by natural constraints such as adverse topographical character or susceptibility to flooding. Where elements of the natural environment form valued elements of the area, these are integrated and enhanced through the proposed design solutions for the area.

4.2 Relevant District Plan Matters

The site forms part of the upper reaches of the Operative Kaipara Harbour Environment and is zoned Rural (Mangawhai Harbour Overlay) under the Operative District Plan. The development character of the area surrounding the plan change area is varied, however, and includes a substantial element of larger lot residential development. The actual character of the area is therefore more peri-urban than rural, with traditional rural activities limited to small scale horticulture and livestock. The existing environment has been carefully mapped to indicate uses surrounding the plan change area.

4.2.1 The site has previously been identified by KDC as rural lifestyle with equestrian opportunity under the Spatial Plan prepared as a part of the Exposure District Plan process. This assessment however did not benefit from detailed assessment of the Plan Change area as a comprehensive development area opportunity. It is recognised that the process at that time was quite 'high level' and did not benefit from the more extensive mapping and research that

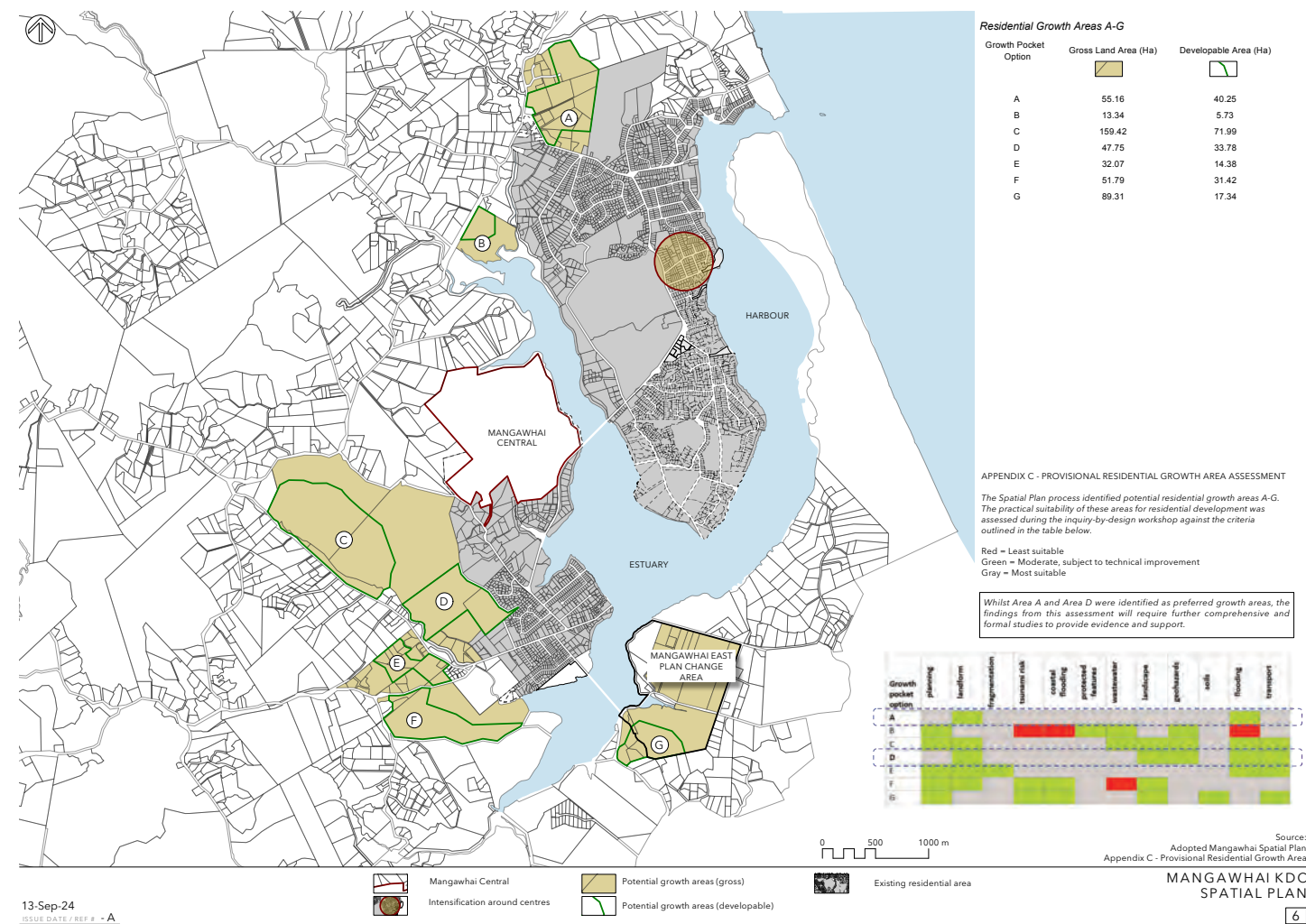
underpins this plan change request. Subsequent development appraisal and changes in ownership within the plan change area make the opportunity for high quality urban development a realistic prospect. Such development outcomes will support the growth potential for Mangawhai and help release some of the pressures of redevelopment within the existing urban areas whilst also introducing more choice for residents. Whilst it is acknowledged that redevelopment of existing areas can offer benefits, it is also recognised that such developments are often difficult to realise because of site constraints and very difficult to achieve at a scale that can meaningfully satisfy demand. The benefits of a greenfield approach include:

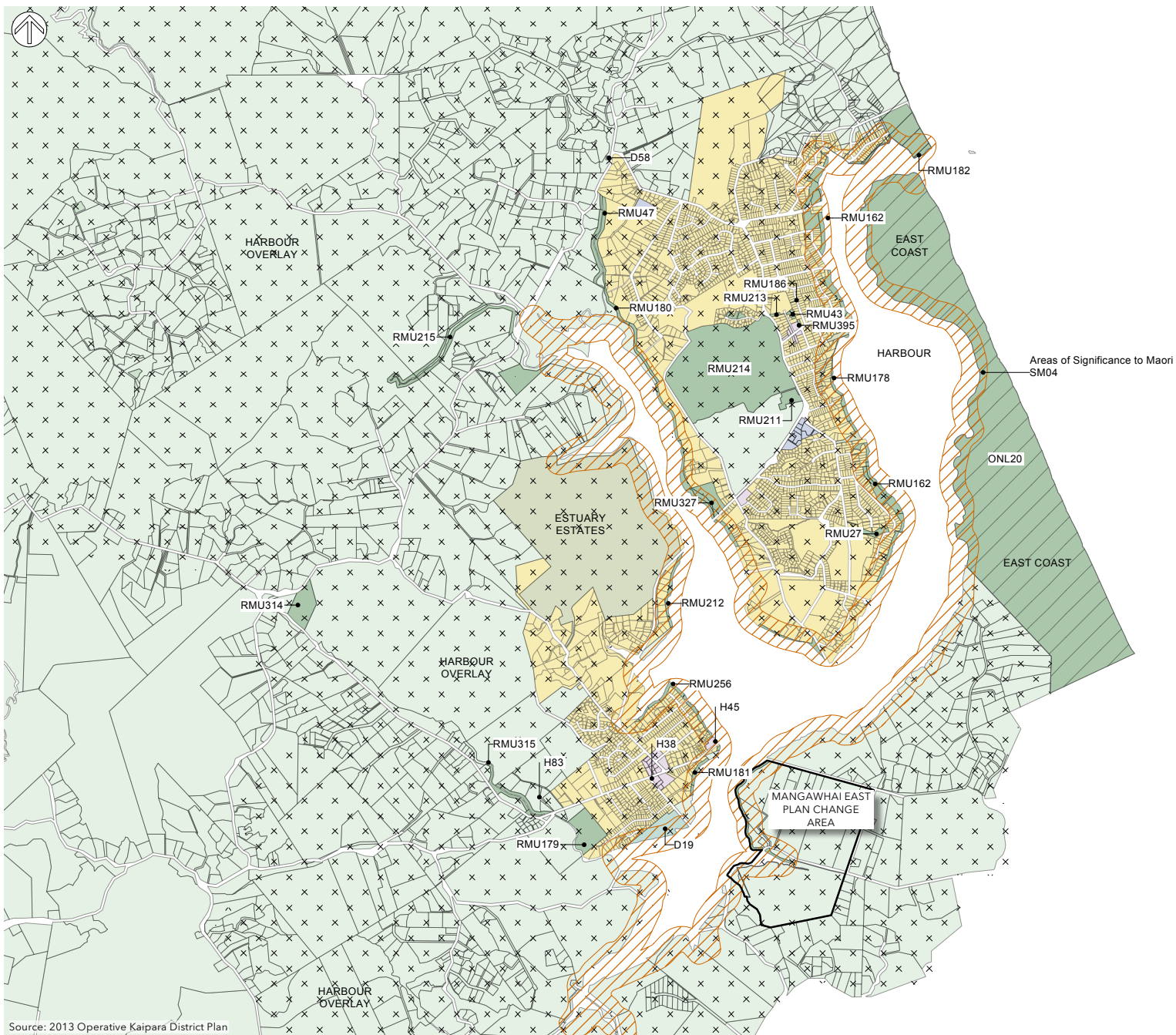
- Coordinated land use patterns.
- Provides better connectivity internally and identifies strategic connectivity requirements.
- Provides a resilient plan with long term certainty.
- Provides choice of housing and business uses indexed to the needs of the community.
- Provides an effective framework for staging and delivery and therefore enables budgeting for necessary infrastructure.
- Establishes a shared vision and certainty for the wider community.
- Provides a benchmark for the assessment of development proposals and therefore strengthens the linkage between strategic planning and delivery on the ground.

4.2.2 It is therefore considered that the plan change area offers a good ‘fit’ with both the stated goals of the government and the requirements of KDC in meeting future growth demands. Most importantly, the area, can for the most part be comprehensively planned and delivered by developers with a track record of good quality development.

Below: Extract from KDC Spatial Plan. The Plan Change area closely resembles the area identified albeit the more detailed analysis of the area reveals significantly more development value than the previous analysis.

Page opposite: Extract of KDC District Plan showing existing land use zones.





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East Coast Overlay		Residential Zone		Commercial Zone		Estuary Estate Zone		Designation Areas		Areas of Significance to Maori		Heritage Resource	
Harbour Overlay		Industrial Zone		Rural Zone		Reserve Management Units							

MANGAWHAI EXISTING KDC
ZONING MAP FOR CATCHMENT

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5. Structure Plan Overview

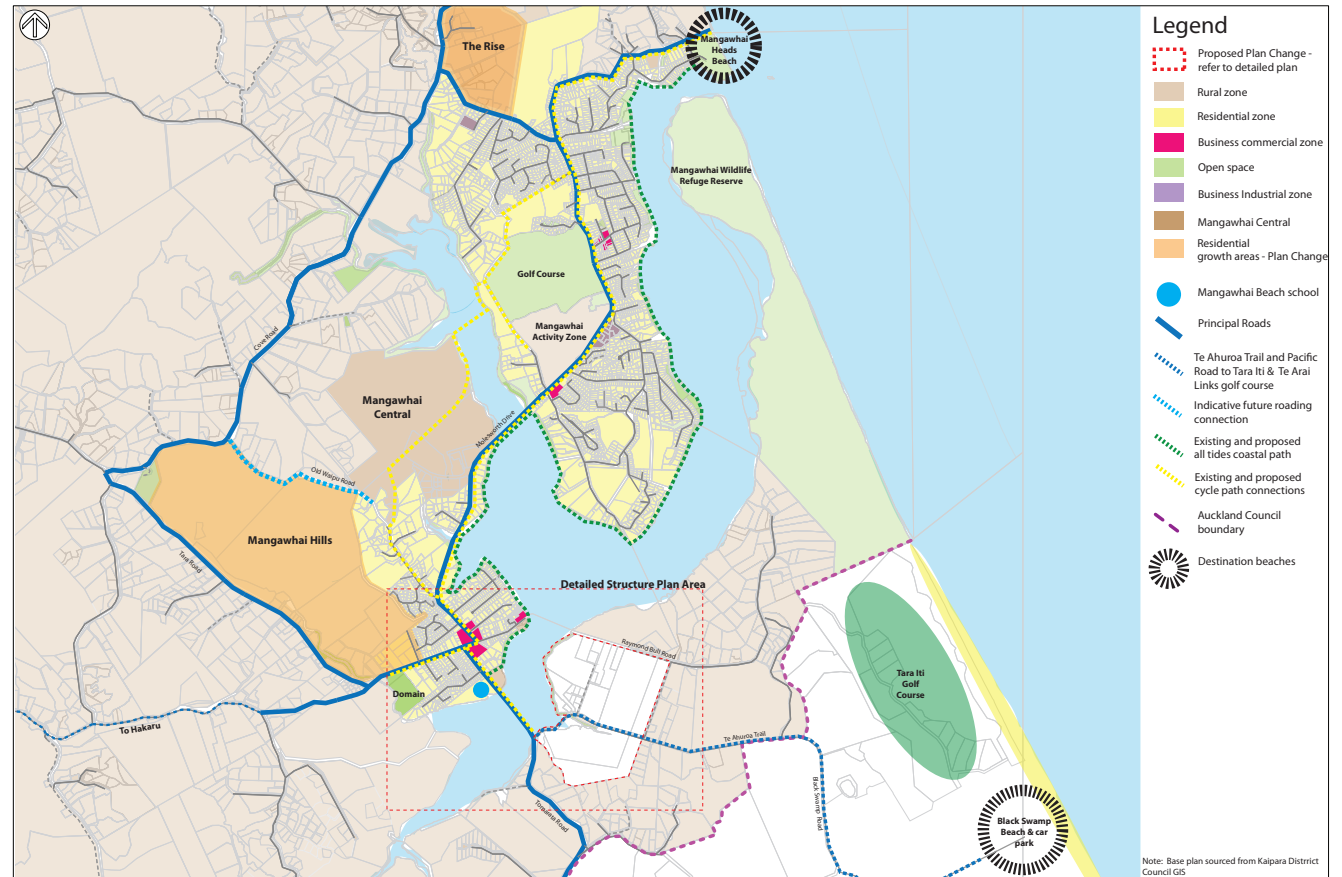
5.1 Vision and Principles

The master plan envisions transforming the plan change area into a dynamic, sustainable, and inclusive community that balances growth with environmental stewardship. The vision aims to create a thriving urban area characterized by diverse housing options, accessible public spaces, and robust infrastructure, fostering a high quality of life for all residents. The structure plan also promotes mixed-use development that combines residential, commercial (neighbourhood centre and mixed use zones), and recreational facilities, ensuring a vibrant, walkable community.

5.1.1 Key outcomes of the structure plan include the creation of a well-connected network of green spaces, enhancing biodiversity and providing recreational opportunities. These linkages will enhance the recreational reserves already designated by KDC and provide community access to estuarine areas. The structure plan aims to integrate advanced infrastructure solutions for efficient transportation, water management, and energy use. The design of roads with various spatial character, will be designed to incorporate sustainable urban drainage systems that will effectively service the site whilst remaining neutral in effect to the receiving environment. By aligning with sustainable development principles, the structure plan sets the stage for long-term resilience, economic vitality, and a harmonious integration of the new development.

Structure Plan Design Principles:

- Maximise the existing site's potential for integrated landscape and architectural design.
- Create an identifiable centre focal point for the neighbourhood.
- Provide for a high degree of connectivity and engagement with the estuary environment.
- Provide a legible urban structure that capitalises on views and focal points.
- Encourage walking and cycling for recreation and local trips.
- Foster a sense of environmental renewal and stewardship and incorporate Te Aranga design principles into design outcomes.
- Provide a range of housing choice and market price point to benefit the growing community of Mangawhai.

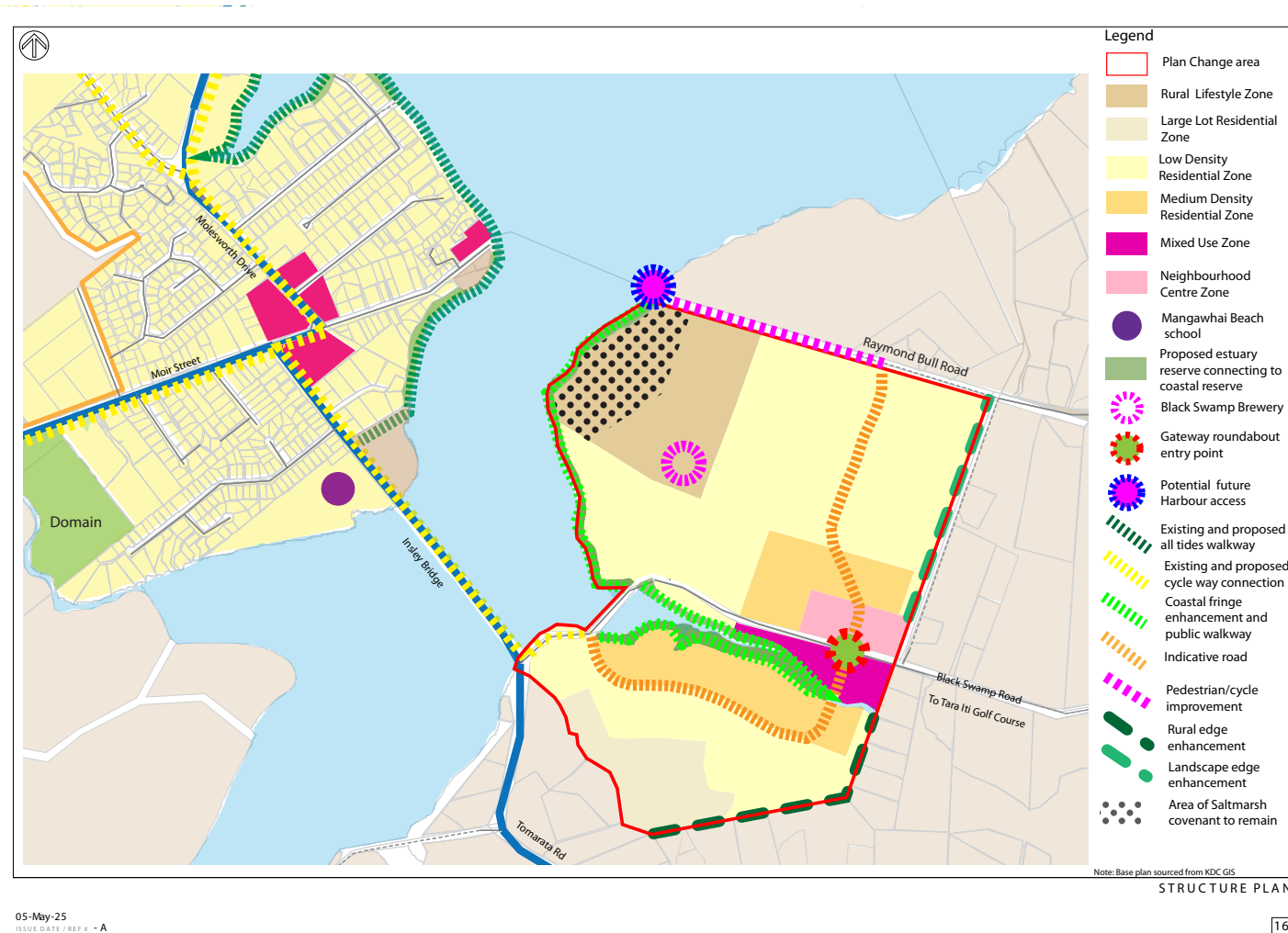


STRUCTURE PLAN - CONTEXT

5.1.2 Spatially, the Black Swamp area is seen as a logical development extension and node to Mangawhai. The plan change area offers a large undeveloped area of varied topographic character, north facing and with estuary and ocean views. It presents a unique opportunity for a cohesive and contained approach for development in a key strategic location.

5.1.3 Rather than the area becoming the subject of further large lot subdivision, it is considered that the site can contribute to the managed strategic growth of Mangawhai while protecting the character. The aim is to ensure that this area is well planned and integrated into the settlement of Mangawhai rather than becoming a series of small subdivisions, undertaken over time, that lack connectivity to each other or to existing infrastructure and amenities.

5.1.4 A structure planned approach for the area will establish a shared vision and certainty for the wider community and provide a benchmark for the assessment of development proposals. This connection between zoning and detailed delivery will strengthen the connection between strategic planning and delivery on the ground.



Page opposite: Structure Plan indicating context and key features supporting the proposed growth location.
Right: Detailed of Structure Plan showing key elements.

5.2 Concept Master Plan - Key Features and Components

As previously discussed, not all the proposed plan change area rests in the same ownership, but a significant amount of the landholding does rest within the ownership of two experienced developers. This fact, coupled with a mutual desire to achieve high quality and complementary design outcomes, has enabled a concept master plan to approach for the greater part of the site. The process of has been iterative, informed by both site investigations and discussions with KDC, the local community. The concept master plan, therefore, is the product of a multi-stage and multi faceted design development with the purpose of providing a conceptual insight into the type of development enabled by the structure plan and proposed land use zones. The following commentary addresses the most important components of the concept master plan and explains how each of these components combine to achieve the vision for the project.

- Design the street hierarchy to be legible, comprising of a primary loop road serving the southern portion of the site and a spine road to the northern portion. This spine route will all incorporate sustainable urban drainage.
- Design streets to be connected, generally avoiding cul de sacs where possible.
- Terminate streets on open spaces and landscape connections where possible that emphasise internal and external views.
- Design the public realm (open spaces and streets) to be highly connected, legible and visible to promote high levels of activity and surveillance thus improving safety.



Right: Concept master plan for part of the plan change area. Approximately 64 Hectares of the wider plan change area is capable of being delivered by two developers. This illustration develops the concepts expressed by the structure plan.

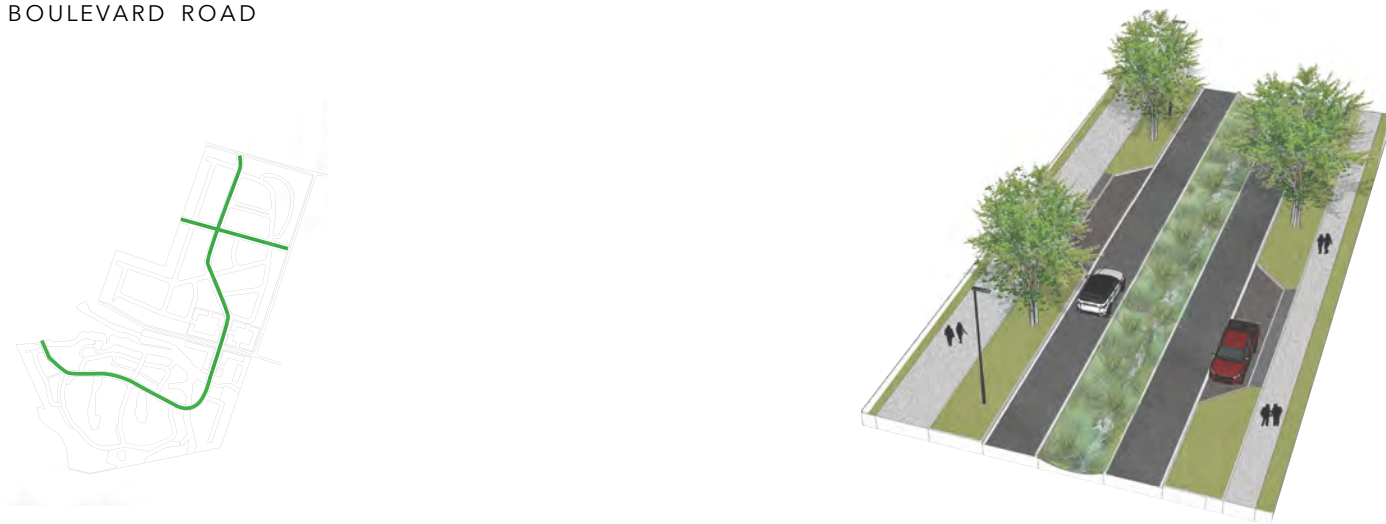
5.2.1 Developing a robust transportation network is crucial for the success of any structure plan. The proximity to Mangawhai village and easy access to both Black Swamp Road and Raymond Bull Road are key features to be effectively maximized by the approach to vehicle, pedestrian and cycle movements. The position of Black Swamp Road effectively bisects the plan change area, and so it was resolved to introduce a key multi-modal link road to connect the north and south landholdings. The boulevard concept was developed therefore as a key statement element of the plan that connects both parcels and provides a new crossroads intersection to anchor the proposed neighbourhood centre. The alignment and proposed character of this key piece of infrastructure therefore serves a number of needs and desirable design outcomes, including:

- Providing a logical and continuous visual character element to connect the north and south (of Black Swamp Road) land parcels.
- Providing an important dual role in managing stormwater discharges and run-off. The application of stormwater treatment into the central reserves will effectively manage and treat rainwater run-off.
- Providing a crossroad to anchor the new neighbourhood centre and manage vehicle speeds through the plan change area. It is a feature of many historic development plans that the meeting point of intersecting routes becomes the point of development for

commercial services. The scale and design concept for the proposed neighbourhood centre follows this well established development concept.

- Provides a multi-modal route that caters not solely for vehicle movement but also introduces a high quality pedestrian and cycle route.

Below: Concept illustration of the proposed boulevard arrangement. The central reserve areas form a stormwater treatment function and opportunity for soft landscape enhancement.



5.2.2 The boulevard road is further supplemented by smaller scaled neighbourhood roads and lane ways for the residential areas. The organization of these forms an organic grid, with development parcels defined by the network. The approach to the indicative block structure ensures the incidence of multiple junctions to assist with speed management and route choice, and that eventually individual lots face the street.

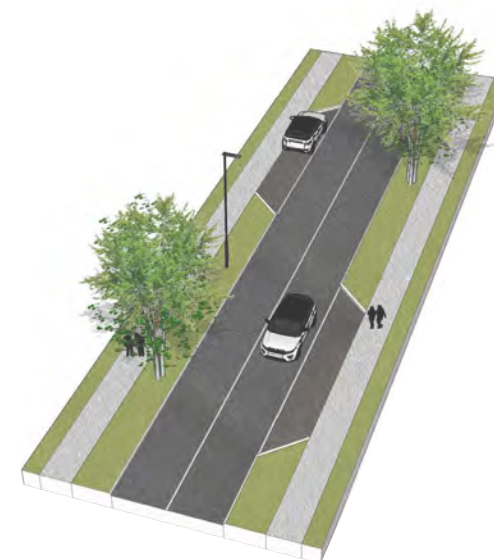
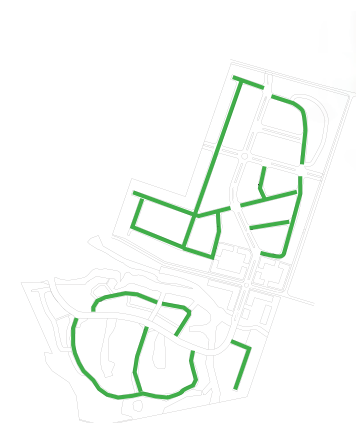
5.2.3 A tertiary pedestrian and cycle only framework is also provided to offer enhanced access opportunities to the estuary. Further indicative north-south connections and new boardwalk connections to the existing areas of reserve are anticipated. These improvements will also in the future connect with KDC's identified extension of the shared path to the south side of Insley Street bridge

5.2.4 The structure plan acknowledges that connectivity is key, with an emphasis on reducing travel times, enhancing accessibility and safety, and promoting sustainable transport options like cycling and walkability to reduce carbon footprints and maintain air quality.

Below: Concept illustration of the proposed local road arrangement. Ensuring sufficient tree planting and providing for some on street parking is desired.



LOCAL ROAD



5.2.5 Incorporating green spaces such as parks, gardens, and natural reserves is essential for environmental sustainability and enhancing residents' quality of life. The structure plan incorporates these elements by promoting access and enhancement to the marine environment and through the development area provisions that provide for a range of residential zones. The structure plan area therefore includes areas that provide recreational opportunities, supports biodiversity, and contribute to the urban ecosystem by improving air quality and reducing heat islands with the extensive specification of street trees and enhancement planting. Environmental considerations also include sustainable water management, energy-efficient infrastructure (water supply), and measures to protect natural resources and wildlife habitats around the estuary inlet. It is envisaged streets will offer a pleasant and safe environment for pedestrians and cyclists, and open spaces feature strongly as a focal point element for the neighbourhood centre. Creating logical and attractive connections to the marine environment are proposed to support higher levels of public access and enjoyment.

5.2.5 Key elements of natural and recreational value include:

- Enhance the connections with the marine environment for ecological and recreational value.
- Enhance streets and open spaces with a range of native and exotic planting.
- Retain significant existing trees and vegetation

wherever possible.

- Use existing site features and topography to inform the overall layout of development based on enclosure, human scale and views.
- Co-locate proposed densities with the most appropriate landforms to minimise interventions and ensure development 'sits within' the landscape.



5.2.6 The structure plan addresses the need for diverse housing options to cater to different income levels. The proposed land use zones are applied to the plan change are to reflect topographical and other natural and aesthetic constraints. The desire is to create a logical and robust zoning pattern that situates higher density development outcomes in the least sensitive parts of the area, whilst ensuring these locations are also well-connected and convenient for the new residential neighbourhood.

5.2.7 The inclusion of a neighbourhood centre will present the option for smaller scale neighbourhood shops and services to be established to serve the needs of the neighbourhood. It is envisioned this will include generous landscape spaces to encourage community gatherings events and recreation. This will support the new residential community as well as provide a convenient centre for the existing residential clusters twithin the plan change area and neighbouring context. The position of the neighbourhood centre anchored upon the proposed crossroad with Black Swamp Road forms a traditional 'meeting place' and enables associated open spaces to be positioned to the north.

5.2.8 Key elements of the approach to housing and neighbourhood centre development include:

- Provide a variety of dwelling types and sizes to cater for the market needs.
- Locateneighbourhood centreand commercial buildings at the crossroads of Black Swamp

Road and the proposed boulevard.

- Site lots buildings to maximise solar access and passive surveillance opportunities to the street.
- Vehicle servicing and parking demands will be visually mitigated in terms of effects through location, design and soft landscape measures.



Possible built form outcomes for residential development. (Wingates architecture)



5.2.9 Promoting economic growth and job creation is an important objective of a structure plan. It is recognised that there are existing smaller scale businesses within the plan change and the neighbouring area, and it is considered important to foster mutually beneficial and rewarding outcomes. The approach to zoning for commercial activities has therefore ensured they are appropriately scaled to the marketplace and create the opportunities needed for future economic growth and prosperity with the community. It is envisaged the neighbourhood centre can function as a 'hub' and meeting point for local businesses.

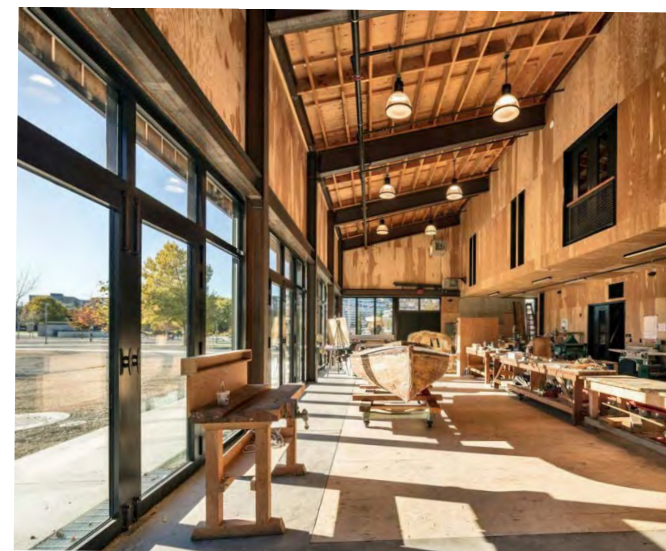
5.2.10 The role and potential for a smaller scale produce market is possible with the open spaces associated with the neighbourhood centre, following the model of successful markets such as Mangawhai and Matakana. Other opportunities for business development and growth will be enabled by the proposed mixed use zoning adjacent to the neighbourhood centre on the south side of Black Swamp Road. The value of the mixed use zoning is beneficial in encouraging greater flexibility of business activities and economic resilience to changing markets. By affording the opportunity for a range of possible business outcomes (together with a residential component) numerous start up or smaller scaled business growth can be nurtured.

5.2.11 The structure plan aims to create a self-sustaining community where employment opportunities are readily available close to residential areas. Key elements include:

- Provide for small scale convenience retail and food and beverage within the development to provide convenience for the residents along with assisting to create a focal point for community activity and events.
- Foster the opportunity for small scale business expansion or start-ups through the mixed use zone
- Provide public open space within and adjacent to the centre that caters for informal gatherings and community events.



Below: Examples and concepts for commercial buildings and spaces. A traditional palette of materials and built forms are preferred to give the development a timeless aesthetic.



5.2.12 Preserving cultural heritage and integrating it into the urban fabric is an important aspect of master planning. This includes protecting sites of historical and cultural value, promoting cultural activities, and ensuring that new developments respect and reflect the local culture and history. Cultural heritage and fostering that connection into the design outcomes provides a tangible link to the past, fostering a sense of place and belonging among residents. It helps preserve the unique characteristics of the community, which are essential for maintaining cultural diversity and local identity.

5.2.13 Investigations by the project's architectural team Wingates have revealed several key touchstones for the development that respect both the European and Māori history and culture (please refer to Wingates Design Study for complete details).

5.2.14 The development team also identified the desirability of incorporating Te Aranga Design Principles into future development stages. This is considered important for several reasons:

- **Cultural Recognition and Respect:** It ensures that Māori cultural heritage and values are acknowledged and respected, fostering a sense of identity and belonging.
- **Sustainability and Environmental Stewardship:** The principles emphasize sustainable practices and the protection of natural resources, aligning with global sustainability

goals and enhancing the environmental health of urban areas. The structure plan's zoning pattern and reliance upon sustainable urban drainage systems (SUDs) align positively with this principle.

- **Enhanced Aesthetic and Identity:** The integration of Māori art and cultural markers creates a unique and enriched urban landscape that reflects Mangawhai's diverse cultural heritage.

- **Long-term Resilience:** The principles support the development of resilient communities that are connected to their heritage and environment, fostering long-term sustainability and well-being.

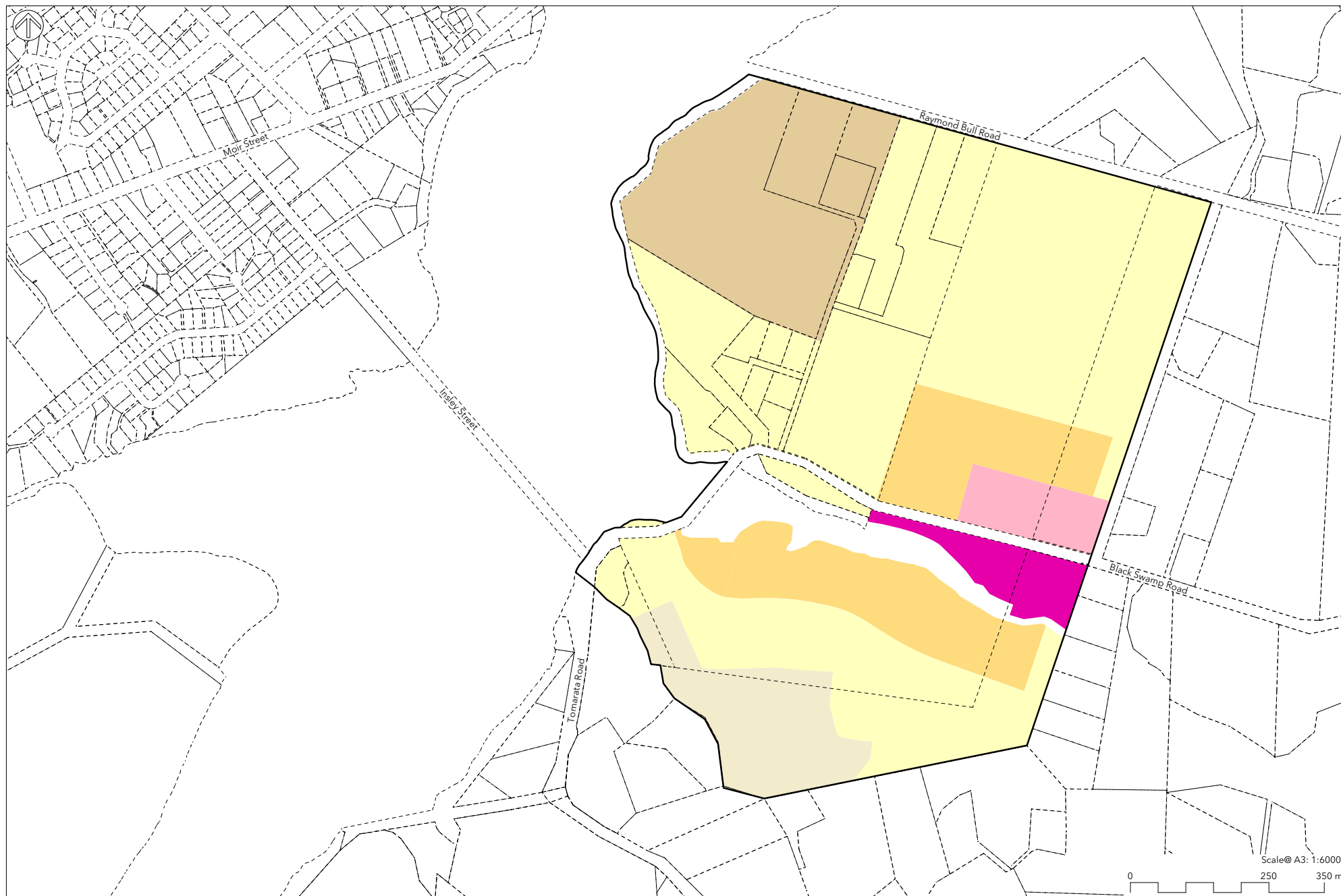
5.2.15 By embedding Te Aranga Design Principles, the master plan can create spaces that are not only functional and sustainable but also culturally significant and enriching for all members of the community.

MANGAWHAI HISTORY

Kauri Forest / Kauri Gum / Gum Diggers

Forms of Temporary Architecture





30-Apr-25
ISSUE DATE / REF # - B

 Neighbourhood Centre Zone	 Large Lot Residential	 Medium Density Residential
 Mixed Use Zone	 Low Density Residential	 Rural Lifestyle Zone

PROPOSED ZONING MAP
MANGAWHAI EAST

6. Future Detailed Design

6.1 Key principles

In the context of the structure plan, the design of lots and buildings plays a crucial role in defining the character, functionality, and sustainability of the built environment. Whilst at this stage this has not been considered in any detail, key design elements are known and will be incorporated into future design development by a combination of the development area provisions and private covenants. Other areas will be administered by the developers to ensure high quality outcomes consistent with the structure plan vision. The following design elements provide a broad guide to the urban design principles that will be adopted to guide future development outcomes.

6.1.1 Lot Configuration and Orientation

Proper lot configuration and orientation are essential for maximizing natural light, ventilation, and energy efficiency in buildings. Design guidelines will encourage the placement of lots to optimize solar access, particularly for passive solar heating and natural lighting. The indicative block structure has already considered this aspect, but further detailed refinements to block size and lot compositions will be required. At the detailed stage, orientating buildings to take advantage of sunlight and considering the shading impact of adjacent buildings will be important, as will be optimising any available estuary views.



Above: Conceptual illustration to demonstrate the importance of lot layout and maximising view potential.

6.1.2 Building Placement and Setbacks

Building placement and setbacks influence the spatial relationship between buildings and streets, contributing to the aesthetic appeal and functionality of urban spaces. A key element of the concept master plan is the green infrastructure of stormwater treatment gardens and extensive tree coverage, establishing formal and more naturalistic character areas. Ensuring planting on individual lots can contribute to the attractive planted outcomes is desirable, and so setbacks for planting zones will be required for most zones. Front setbacks will be required to accommodate green spaces and gardens, enhancing the streetscape and providing a buffer between the building and the street.

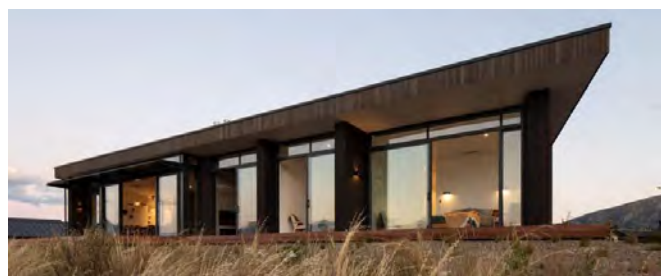
6.1.3 Density and Building Height

Appropriate density and building heights are key to creating a balanced urban form that supports diverse uses and efficient land use. The design outcomes for the plan change are anticipated to be low rise - essentially one and two storey built forms with a variety of pitched roof forms, drawing inspiration from traditional vernacular building forms. The zoning proposed anticipates a range of densities that will create the built character of the area. Most of these densities are at the lower end in terms of contemporary development outcomes, but it is recognised that some higher density activities are necessary and desirable. These areas will comprise the neighbourhood centre and mixed-use zones. Development in these areas will reference traditional architectural

built forms and details but in a contemporary manner. The guidance will encourage a variety of building forms to create visual interest and ensure that buildings are scaled appropriately to their context. This includes breaking up large building masses into smaller, more human-scaled elements to create a more pedestrian-friendly environment.

6.1.4 Architectural Style and Character

The architectural style and character of buildings contribute to the visual coherence and identity of a community. Architectural diversity will be encouraged with the caveat of ensuring that new buildings respect the historical and cultural context of the area. This includes using locally appropriate materials, colours, and design elements that reflect the community's heritage and identity (please refer to the Wingates' Design Study for examples).



6.1.5 Sustainable Building Practices

Sustainable building practices are crucial for reducing the environmental impact of development and enhancing the energy efficiency of buildings. Design guidance (through private covenants) will promote the use of sustainable materials, energy-efficient systems, and green building techniques such as rainwater harvesting, solar panels, and green roofs. Buildings will be encouraged to be designed to minimize energy consumption and support the use of renewable energy sources.

Above: Buildings that incorporate solar & rainwater capture and recycling.

Left: Possible built form outcomes for residential development.

6.1.6 Facade Design and Detailing

The design and detailing of building facades are important for creating visually appealing and engaging streetscapes. Design guidance will encourage the use of high-quality materials and architectural details that enhance the visual interest of facades. This includes incorporating elements such as balconies, windows, and entryways that create a sense of depth and texture. Positive engagement with the street through the position of windows and minimisation of large blank areas of facade will be required.

6.1.7 Public-Private Interface

The interface between public and private spaces affects the functionality and safety of urban areas. Guidance will promote designs that enhance the connection between public and private realms. This includes creating active frontages with windows and doors that engage with the street, providing surveillance, and encouraging social interaction. Front yards, decks, and courtyards can also contribute to a seamless transition between public and private spaces.

6.1.8 Parking and Access

Effective parking and access solutions are essential for supporting the functionality of the area without compromising the aesthetic appeal and desire for human scale. Design guidance will advocate for integrated parking solutions that minimize the visual impact of vehicles on the public realm. This includes the use of positioning

surface parking areas behind building façades in commercial areas, or utilising soft landscaping to mitigate visual effects.

6.1.9 By promoting these principles, the master plan and wider plan change area can ensure that the design of lots and buildings contributes to creating vibrant, sustainable, and resilient communities that reflect the unique character and identity of the area. These principles help to balance the needs of development with environmental stewardship and social well-being, therefore providing a framework for long-term urban success.



Above & left: Examples of good landscape outcomes for the public realm including the careful positioning and detailing of garages.



Right: Concept master plan for part of the plan change area illustrating a potential approach based upon the key outcomes of the structure plan.

7. Conclusion

7.1 Summary of Findings

This report has explained the proposed plan change area and proposed urban design response. It is considered that the plan change area represents as logical extension to the future development of the Mangawhai community and is capable of delivering a form of growth that fits with the sensitivities of the location. The following summarises the key issues identified together with the proposed urban design response to successfully meet those challenges.

7.2 Key Issues:

Growth Pressure: The popularity of Mangawhai as a place to live and work is growing. Infrastructure and communications improvements increasingly mean that people now have the option of living permanently in a community that had previously been most popular as a holiday destination. This change will continue. The significant growth pressures necessitate effective planning to accommodate increased demand and offer a variety of housing options for residents. The plan change area is capable of assisting with this.

7.3 Land Suitability: The land proposed for the plan change is substantially an artifact of a larger farm that has been sold to different owners. These areas are no longer viable for profitable agricultural use, and it is deemed most appropriate for a mix of residential and commercial development, aligning with the

community's evolving needs. The plan change area is well located to access the extended services of Mangawhai, but also self-contained to develop into its own neighbourhood. This follows the historic polycentric development pattern.

7.4 Connectivity: The area benefits from existing road infrastructure, ensuring excellent connectivity to the village centre and nearby amenities, which is crucial for integrated and accessible urban development. The indicative major road connections for the plan change will also create a natural break on Black Swamp Road, therefore helping manage vehicle speeds.

7.5 Site Characteristics: The site features a relatively diverse landscape, including north-facing hill slopes, estuary margins, and flat coastal terraces. This offers favourable conditions such as ample sunlight and natural shelter, conducive to high quality living environments.

7.6 Zoning and Surrounding Land Uses: The surrounding area retains a natural landscape character but has been subject to extensive large lot residential development. The landscape character has therefore changed, with the plan change area essentially ringed by residential growth. The plan change area is largely free from natural constraints, making it suitable for integrated master planning and sustainable urban growth.

7.7 Urban Design Response

Vision and Principles: The structure plan envisions transforming the area into a dynamic, sustainable, and inclusive community with diverse housing options, accessible public spaces, and robust infrastructure. It promotes mixed-use development, walkability, and environmental stewardship, ensuring a cohesive and vibrant community structure.

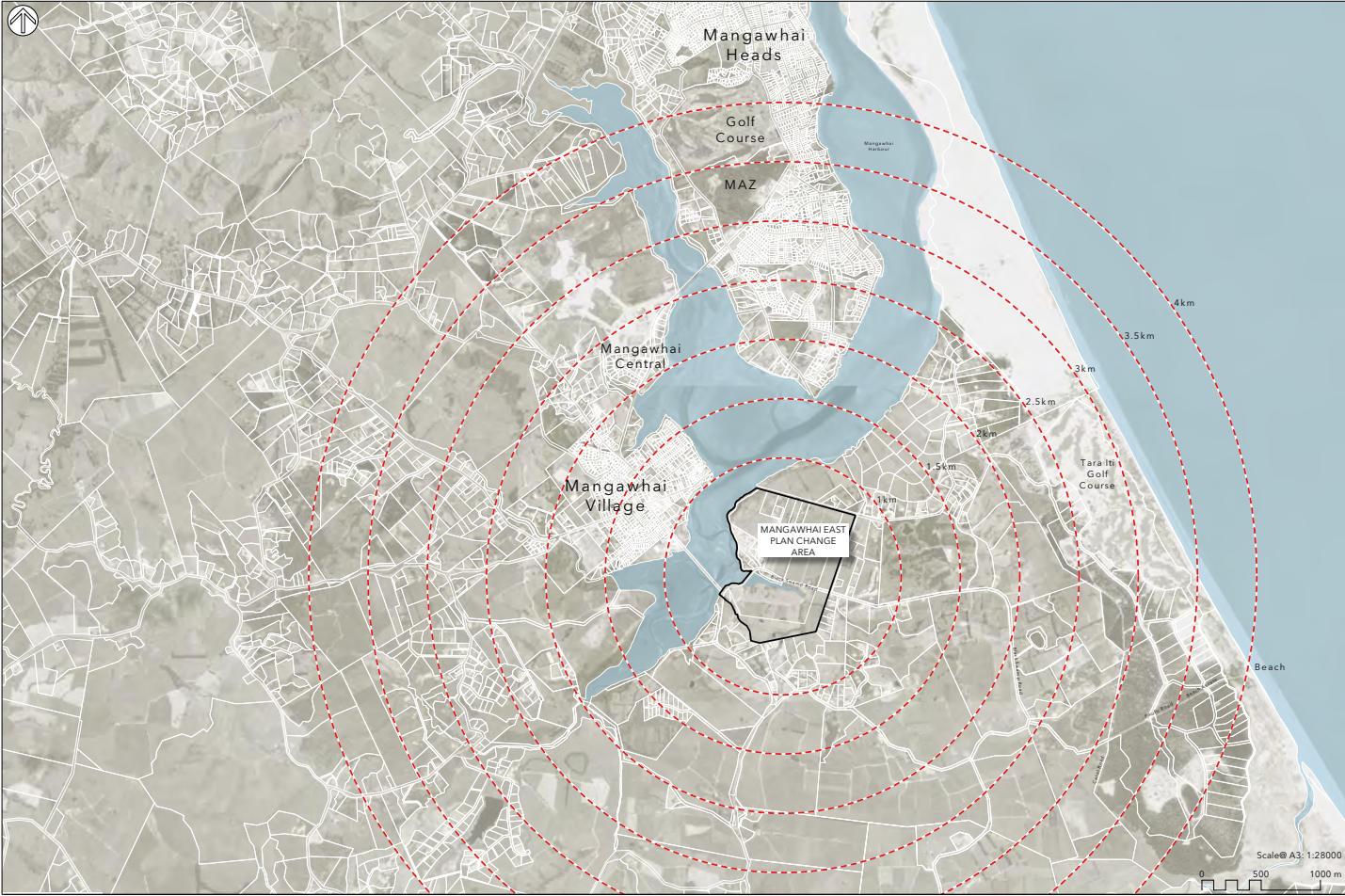
7.8 Structure Plan: Key components of the structure plan include, a well-designed public realm, a comprehensive transportation network, green spaces, and a centralized neighbourhood centre. The plan emphasizes connectivity and access to the estuary whilst also enhancing natural habitats and provide a variety of housing choice to meet diverse needs.

7.9 Proposed Zoning: The proposed zoning includes large lot residential, low-density residential, medium-density residential, a neighbourhood centre, and mixed-use zones. These zoning patterns are designed to support diverse housing needs, foster community interaction, and promote economic opportunities and sustainable growth.

7.10 Future Detailed Design: Future detailed design principles for development (to be delivered by private covenants) will address lot configuration, building placement, density and height, architectural style, sustainable practices, and public-private interfaces. These principles aim to create a functional, attractive, and sustainable

environment that is of a consistently high standard and sympathetic to the local character and community values. These measures will supplement the development area provisions that will sit within the District Plan.

7.11 Overall, the plan change and structure plan addresses critical issues such as growth pressures, land suitability, and connectivity, and provides a robust framework for developing a vibrant and sustainable community in the Mangawhai East area. It emphasizes the importance of integrated land use and transport planning, promoting green spaces and efficient infrastructure, and sympathetic to the cultural heritage and natural beauty of the region.



Right: Plan showing spatial relationship of the plan change area to the existing centres.

13-Sep-24
ISSUE DATE / REF # - A

Appendix

PROPOSED PRIVATE PLAN CHANGE - MANGAWHAI EAST



17-Sep-24

**PROLAND
MATTERS**
Property Development

CABRA
LAND & PROPERTY DEVELOPMENT

PROPOSED PRIVATE PLAN CHANGE - MANGAWHAI EAST



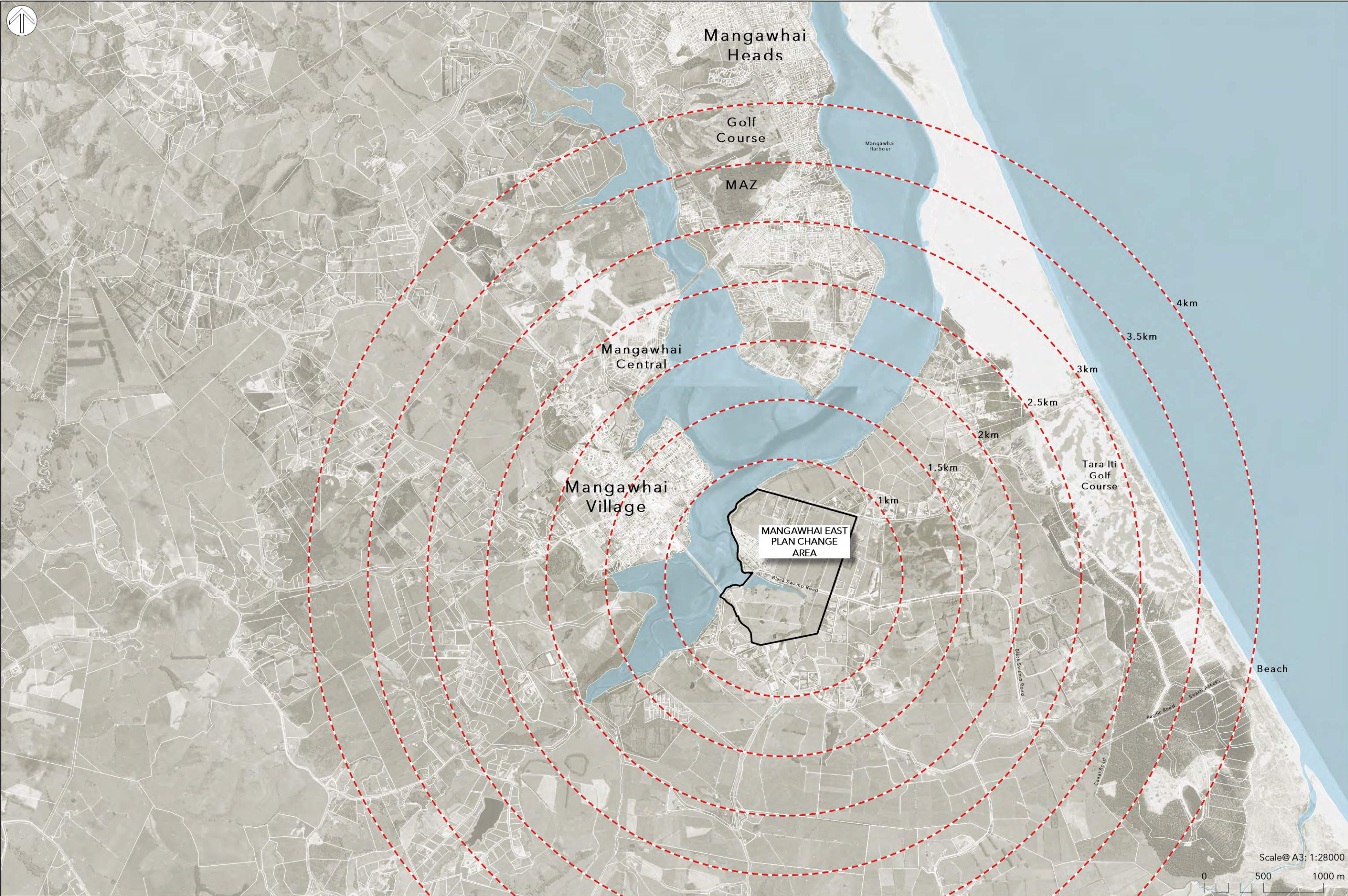
KAIPARA DISTRICT



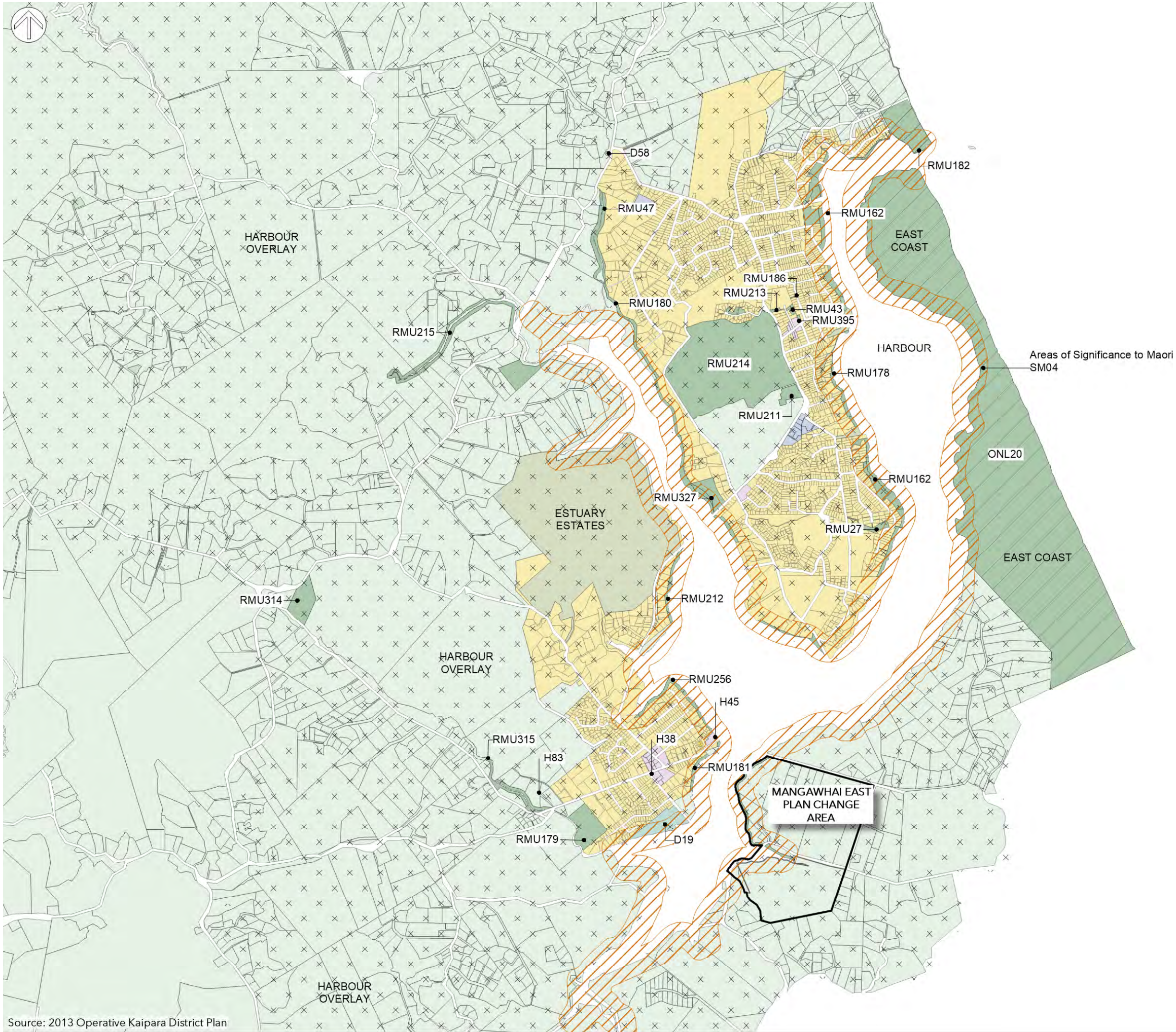


Scale@ A3: 1:35000
0 500 1000 m

CENTRE CATCHMENT
CONTEXT

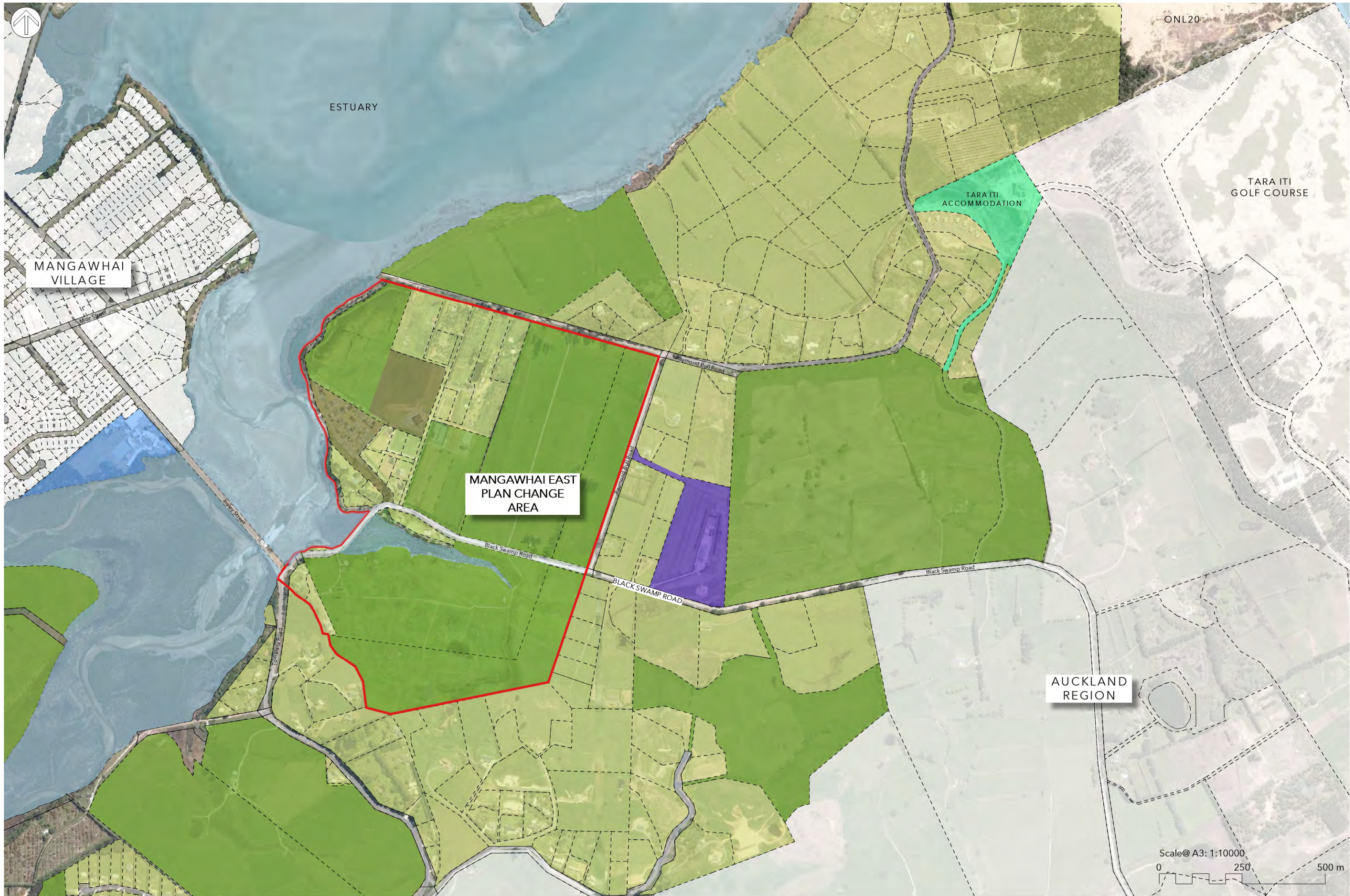


SPATIAL CONTEXT



Source: 2013 Operative Kaipara District Plan

Scale@ A3: 1:30000
0 500 1000 m





Residential Growth Areas A-G

Growth Pocket Option	Gross Land Area (Ha)	Developable Area (Ha)
A	55.16	40.25
B	13.34	5.73
C	159.42	71.99
D	47.75	33.78
E	32.07	14.38
F	51.79	31.42
G	89.31	17.34

APPENDIX C - PROVISIONAL RESIDENTIAL GROWTH AREA ASSESSMENT

The Spatial Plan process identified potential residential growth areas A-G. The practical suitability of these areas for residential development was assessed during the inquiry-by-design workshop against the criteria outlined in the table below.

Red = Least suitable
Green = Moderate, subject to technical improvement
Gray = Most suitable

Whilst Area A and Area D were identified as preferred growth areas, the findings from this assessment will require further comprehensive and formal studies to provide evidence and support.

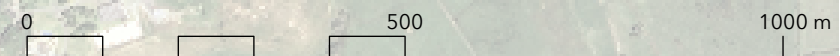
Growth pocket option	planning	landform	fragmentation	tsunami risk	coastal flooding	protected features	wastewater	landscape	geohazards	soils	flooding	transport
A												
B												
C												
D												
E												
F												
G												



MANGAWHAI
VILLAGE



Scale@ A3: 1:10000



PLAN CHANGE AREA



Scale@ A3: 1:6000
0 250 350 m



Development Area - Mangawhai East

DEVELOPMENT
AREA





Slope (in degrees)
Value

0 - 3 Flat to gently undulating
3 - 7 Undulating
7 - 15 Rolling

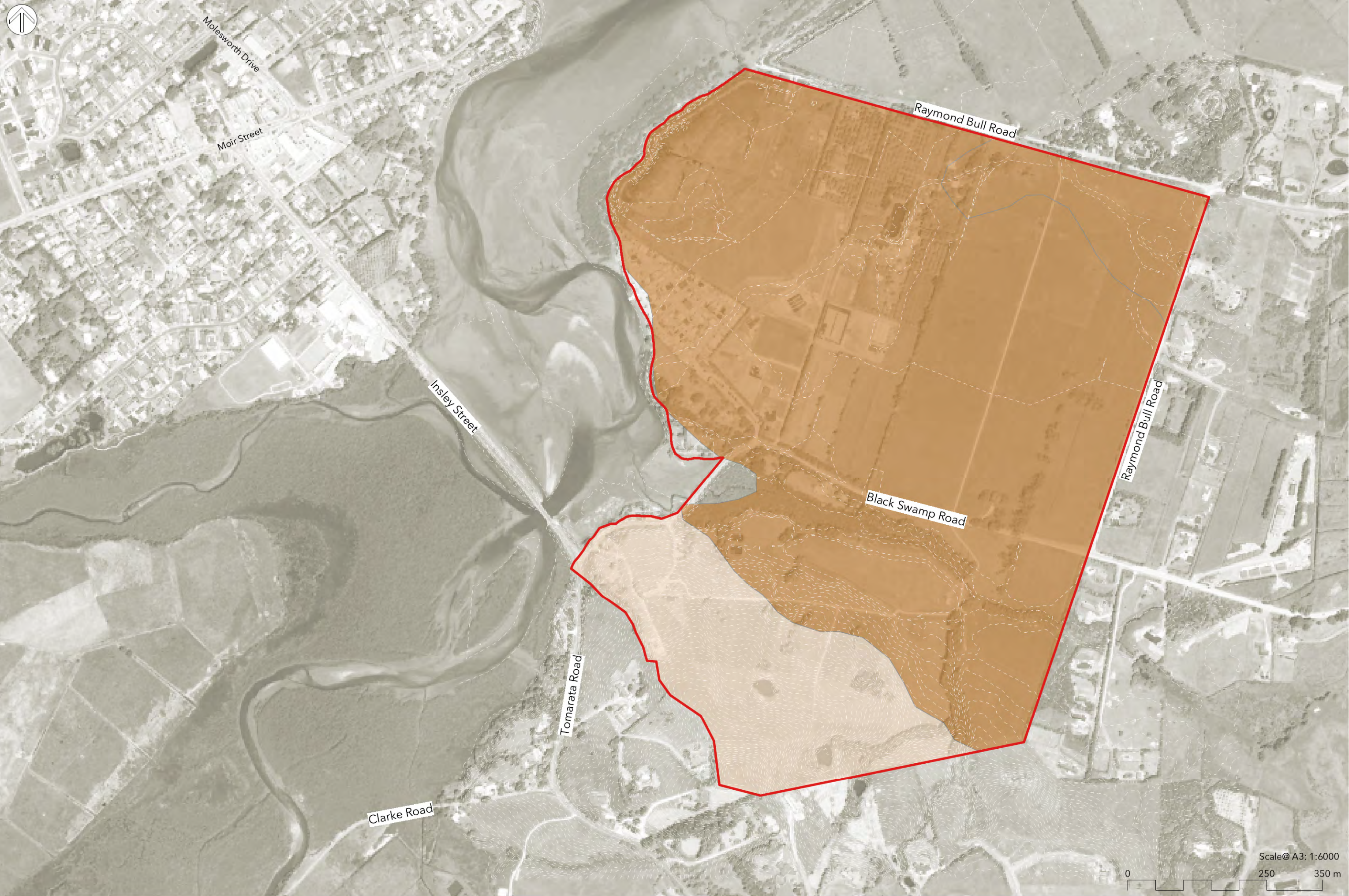
15 - 20 Strongly rolling
20 - 25 Moderately steep
25 - 35 Steep
>35 Very steep

Scale@ A3: 1:6000
0 250 350 m

SLOPE PLAN

03-Oct-24

ISSUE DATE / REF # - A



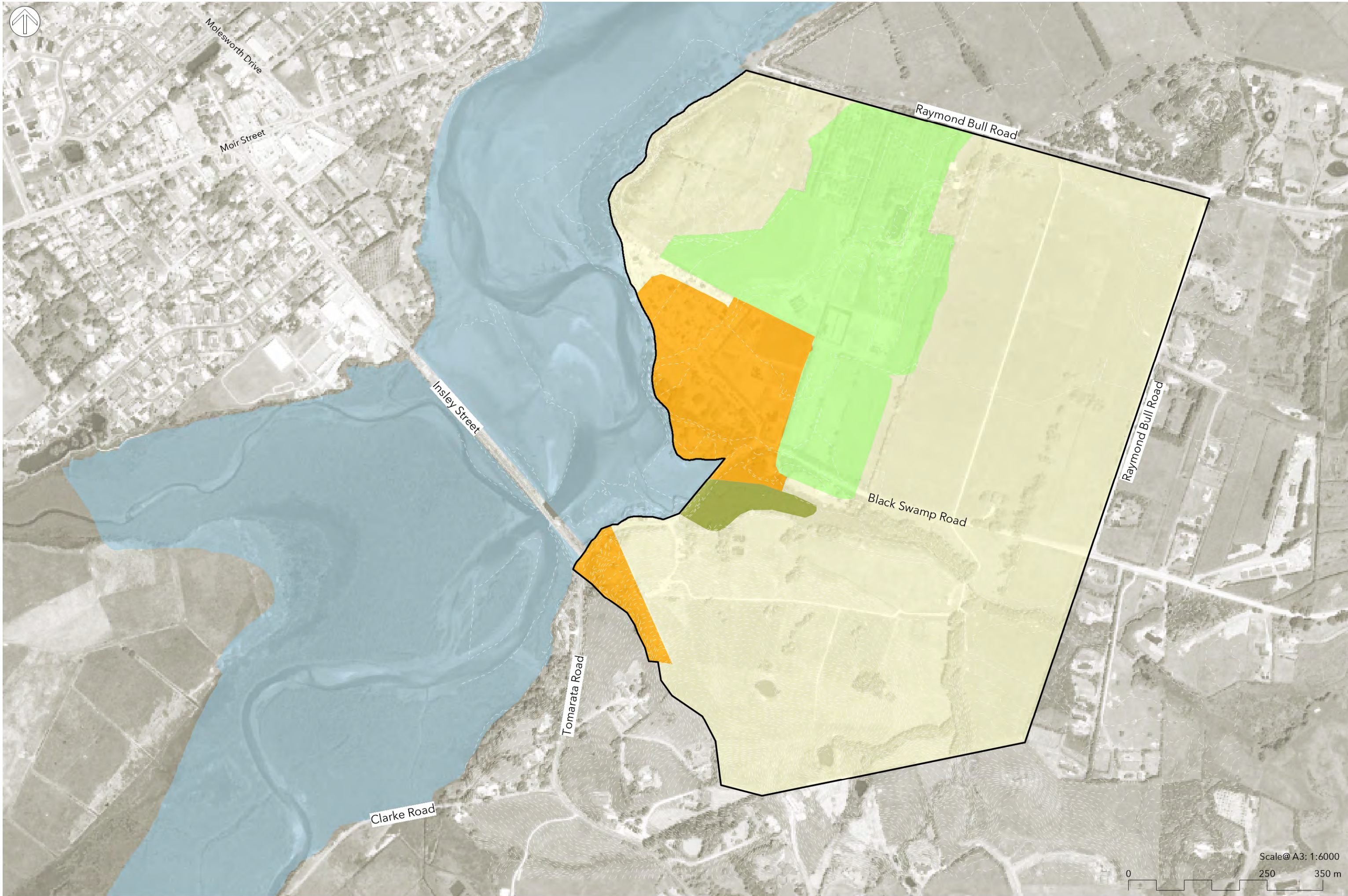
Scale@ A3: 1:6000
0 250 350 m

LUC class

- 3
- 4

Source: ourenvironment.scinfo.org.nz

LAND USE
CAPABILITY PLAN



Scale@ A3: 1:6000
0 250 350 m

- | | |
|---|---|
| Built-up Area (settlement) | High Producing Exotic Grassland |
| Estuarine Open Water | Indigenous Forest |
| Orchard, Vineyard or Other Perennial Crop | Mangrove |



Scale@ A3: 1:6000
0 250 350 m

Catchment Size (in sq m):

- 2 000 - 4 000
- 4 000 - 8 000
- 8 000 - 15 000
- 15 000 - 25 000
- > 25 000

Source:
Gis Overland Flow Paths

HYDROLOGY PLAN



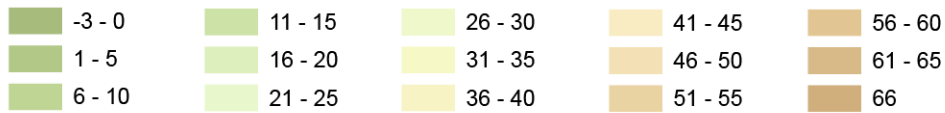
Primary Blue / Green Infrastructure Patterns:

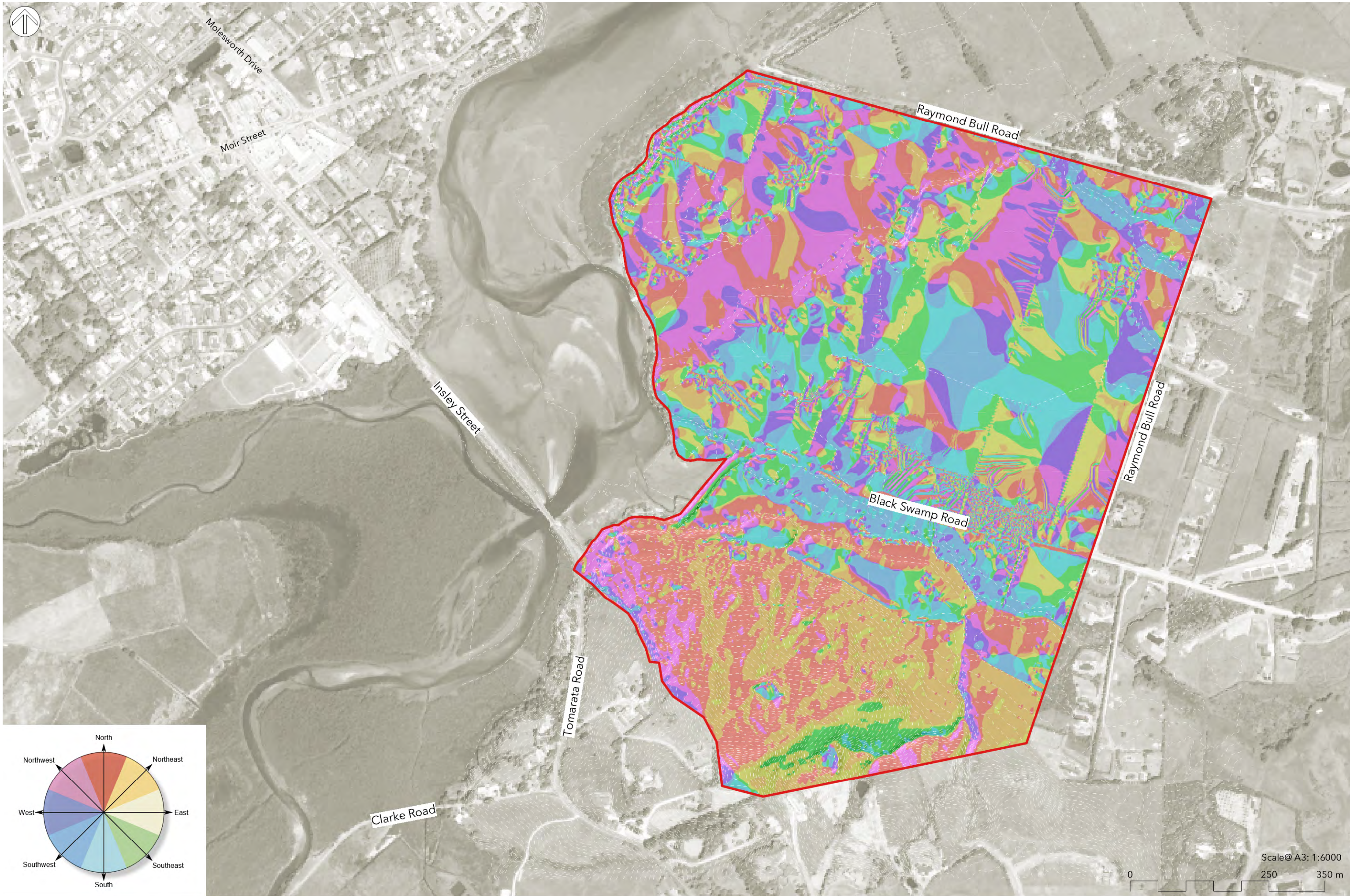


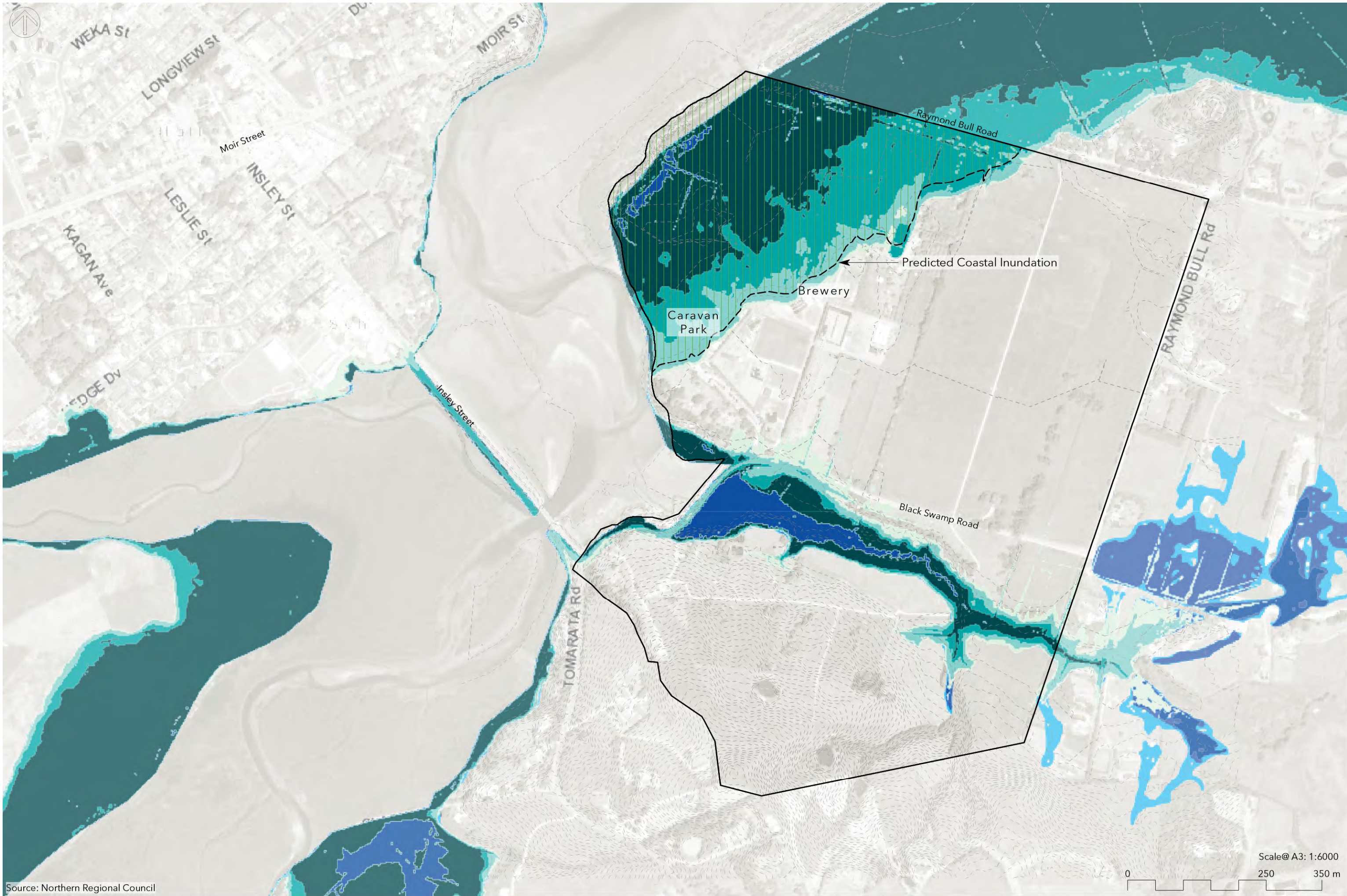
Landscape / Biodiversity / Ecology / Recreation /
Pedestrian / cycle movement / Connectivity &
Linkages



Coastal Wetland Covenant



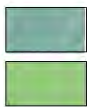
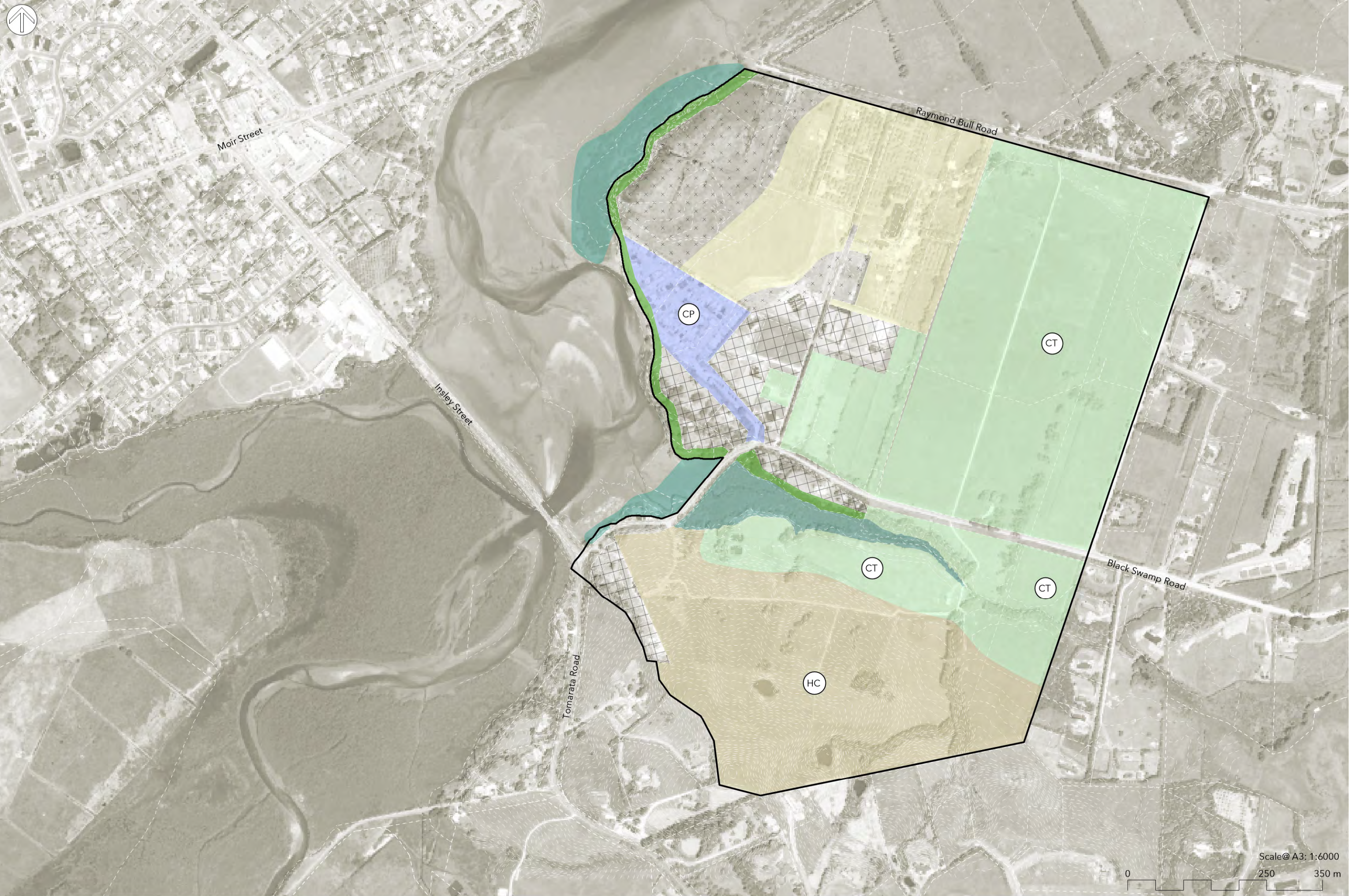




Source: Northern Regional Council

Scale@ A3: 1:6000
0 250 350 m

- | | | | |
|--|--|------------------------------------|--|
| Predicted Coastal Inundation | Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario) | Priority Rivers (10 year Extent) | Regionwide Models (50 year Extent) |
| Coastal Flood Hazard Zone 0 (Current) | Coastal Flood Hazard Zone 2 (100 years) | Regionwide Models (10 year Extent) | Priority Rivers (100 year CC Extent) |
| Coastal Flood Hazard Zone 1 (50 years) | | Priority Rivers (50 year Extent) | Regionwide Models (100 year CC Extent) |



Mangrove



Coastal Reserve



Rough Pasture



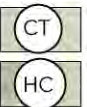
Horticulture



Rural Residential &
Built Infrastructure



Caravan Park



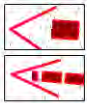
Coastal Terrace (Pasture)



Hill Country (Pasture)



Existing Ridgeline



Primary Ridgeline

Secondary Ridgeline



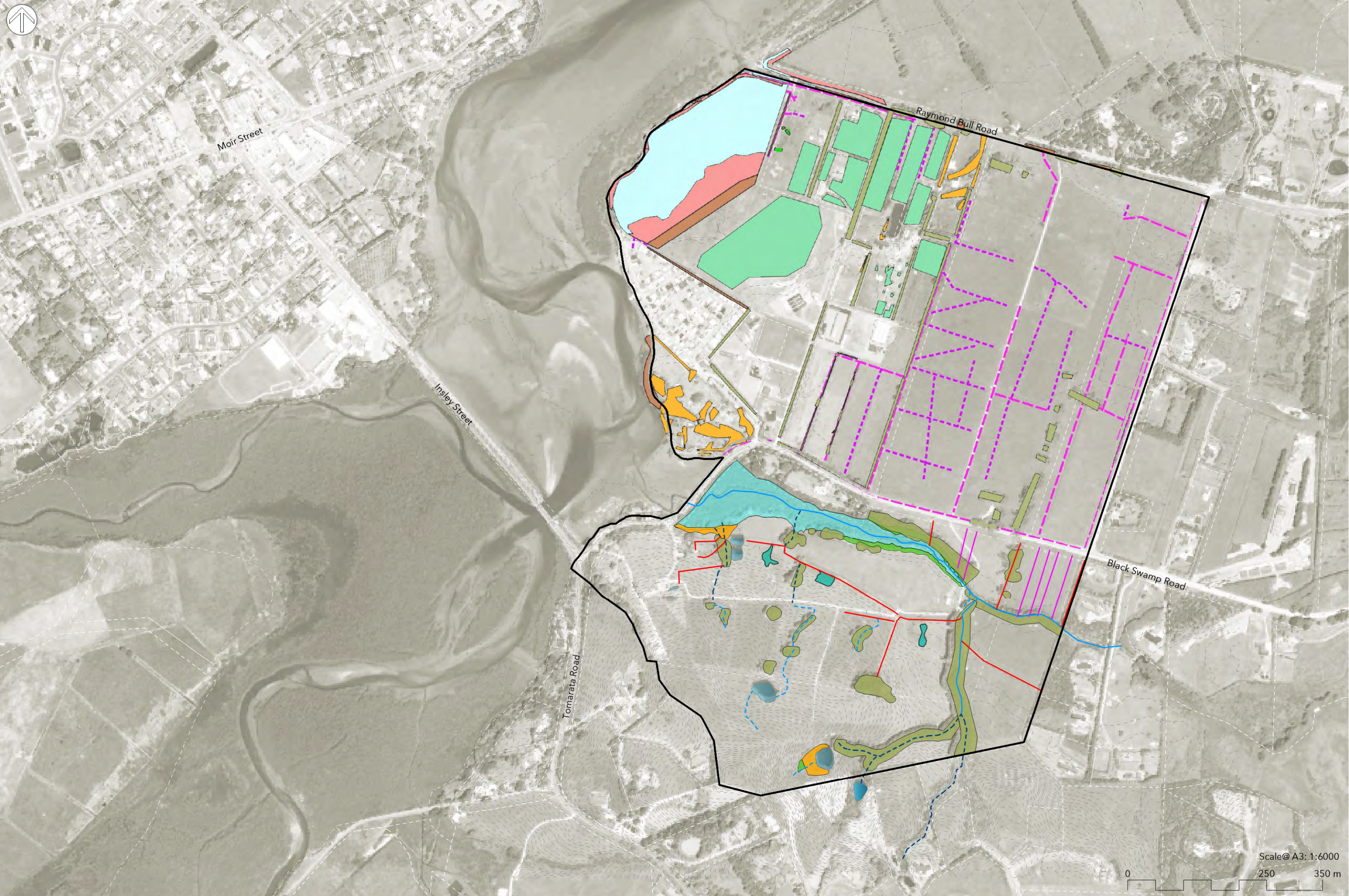
Knoll

Existing Bank



Coastal Inundation Overlay (Bank)

SLOPE ANALYSIS /
TOPO EXISTING



Scale@ A3: 1:6000
250 350 m

Vegetation	Exotic trees		Orchard / crops	Wetland areas		Water Bodies					
Mixed native & exotic treeland	Native dominant	Weedy vegetation / rank grass		Saltmarsh area (natural wetland)	Wet pasture	Intermittent Stream	Permanent Stream	Ephemeral Stream	Artificial Watercourses	Drain	Swale
				Wetland area (natural inland wetland)							

WATER COURSES & NATURAL FEATURES

