

Attachment C:

Open Day Display Panels

Mangawhai East Proposed private plan change.

As a collective property group, it is our vision to create a thoughtful, well-planned neighbourhood that is best by design.

We aim to foster a community that seamlessly integrates with the existing fabric, while embracing innovative concepts to enhance residents' living experience.

We are also committed to regenerating the natural environment. This dedication ensures that we all can enjoy our surroundings now and leave a lasting legacy for future generations.

Growth in the surrounding area.

New urban zones are needed to support the rapidly growing Kaipara District. As one of the fastest-growing areas in New Zealand, we will see over 500 new residents annually, according to current statistics.

Current community landscape



It is our view that a broader more coordinated plan for further development in Mangawhai is required in order to deliver enhanced outcomes and provide choice for the community over a longer term. This necessitates planning for growth beyond the standard ten year horizon.

Easy access to local amenities.

The Mangawhai East area is seen as a logical extension for Mangawhai’s development. This largely undeveloped region offers diverse topography, a north-facing aspect, and estuary and ocean views. It presents a unique opportunity for cohesive, contained mixed-use development in a strategic location.

Centre Catchment Context

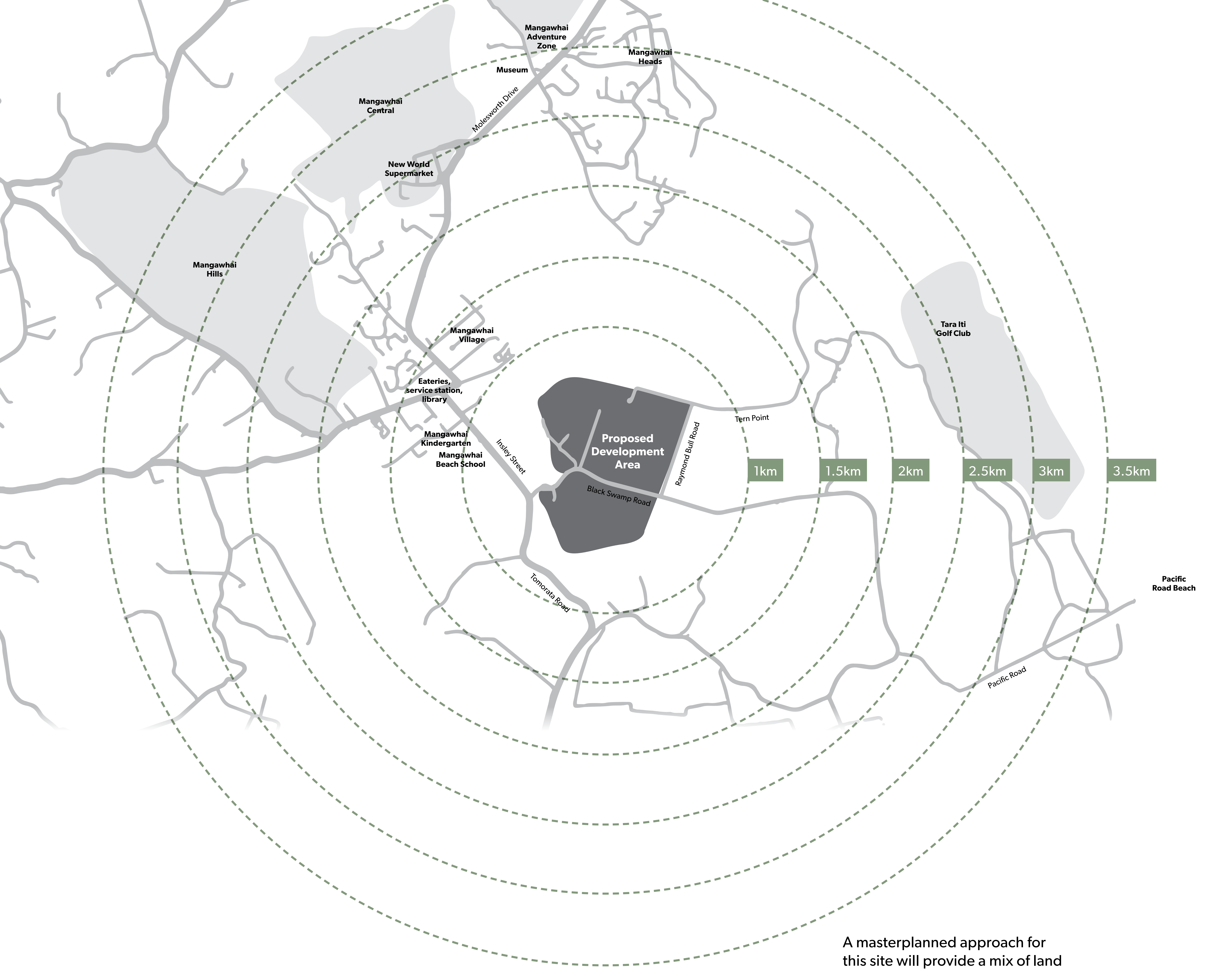


Celebrating the history of this domain, the proposed development area will cater to the wider community – providing a new neighbourhood to visit and enjoy while boosting the local economy.

STRATEGIC LOCATION

A natural node
within Mangawhai.

Proposed Plan Change Area



A masterplanned approach for this site will provide a mix of land uses that contribute to a definable neighbourhood and destination for the wider community.

Aside from easy access to the Eastern coastline, a plethora of Mangawhai's services, attractions and activities are all a short stroll or drive away.

An area rich with stories.



Once upon a time giant Kauri trees stood tall over Black Swamp, some towering up to 50m tall. We have considered this and plan to undertake significant planting to regenerate the landscape and bring back biodiversity to this area.

Kauri Gum varied in colour depending on the condition of the original tree.

Colours ranged from chalky-white, through red-brown to black.



Left: Unidentified Maori group alongside a raupo whare, circa 1870s. Location and photographer unknown.



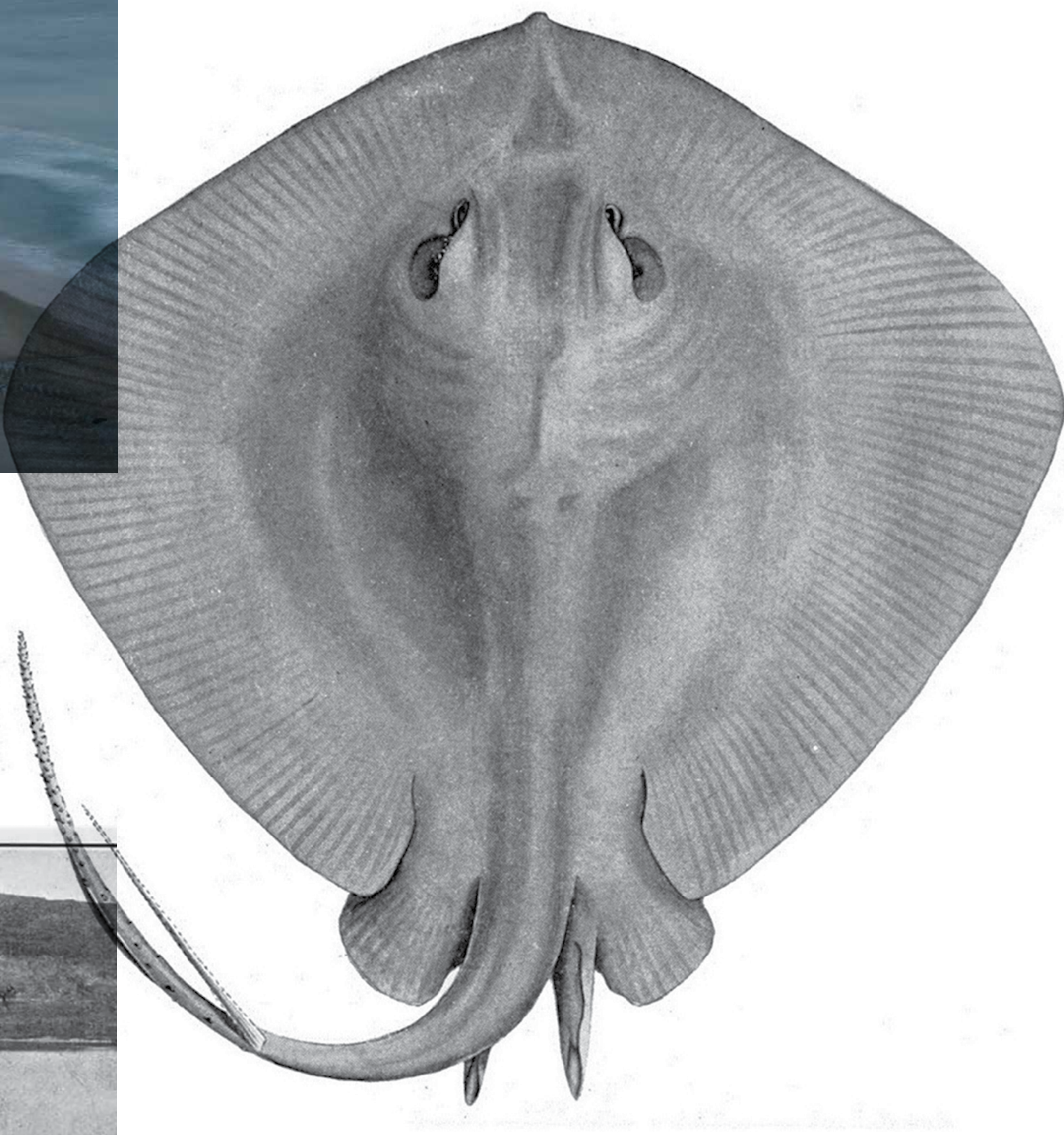
Gum digging played an important part of the area's history. Many made this area home to gather the once valuable Kauri gum. We pay homage to this legacy and look to the colours of this rich natural product to help inform the built forms that are planned for the area.



The East Coast offers some of New Zealand's most beautiful coastlines including surf breaks, sand dunes and magnificent vistas across the ocean towards the outlying islands.



Opening of the Mangawhai Bridge, 12 June 1906.

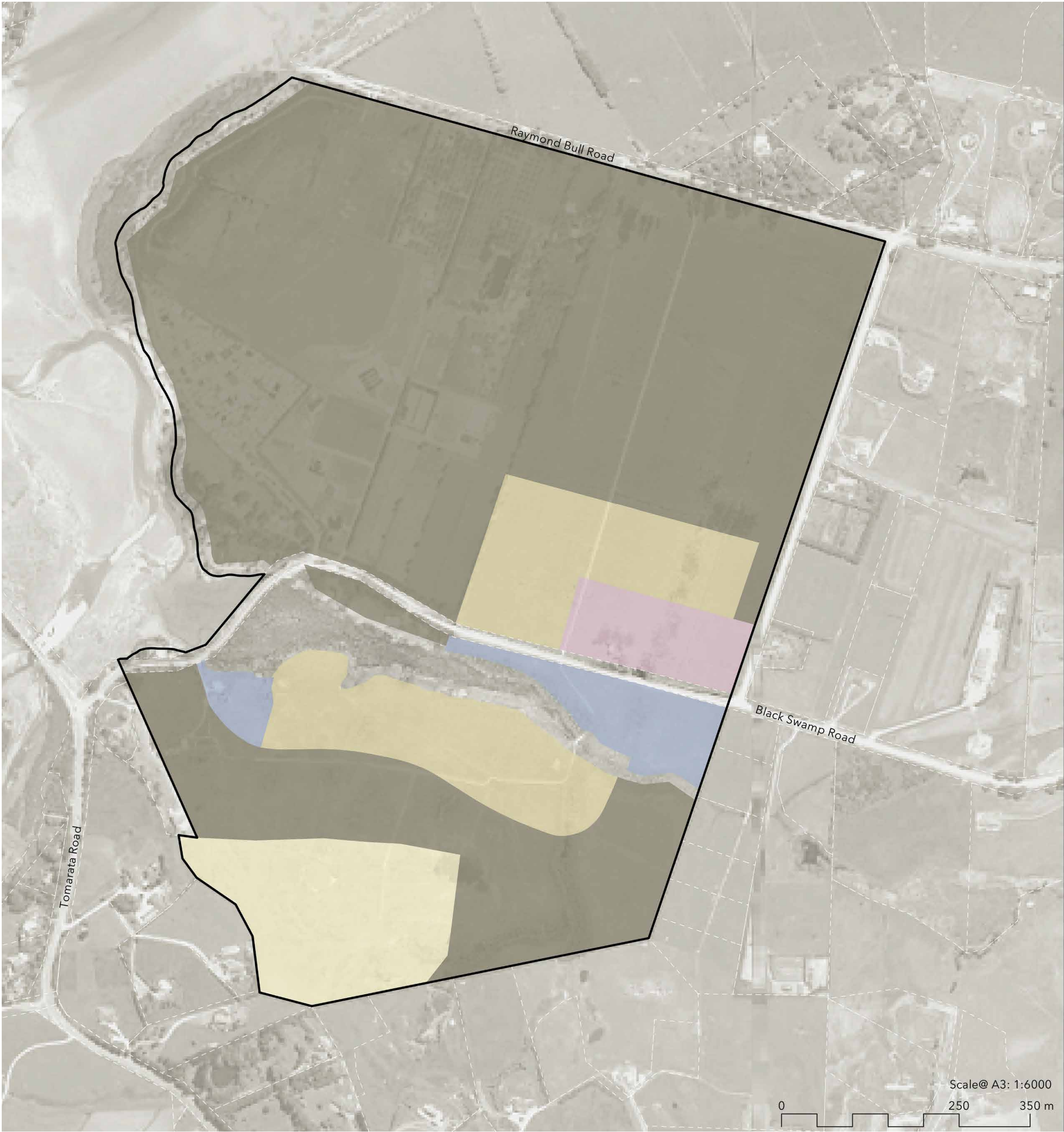


Mangawhai takes its name from the Ngati Whatua Chief Te Whai, who lived at Pakiri before being expelled by a Ngapuhi war party and retiring to Manga-Te-Whai, the place of Te Whai where the streams meet. Mangawhai or "Stream of the Stingray" relates to the evil that will be returned if anyone should harm the stingrays within the harbour.

Just the right amount of everything.

The Proposed Zoning will provide for a mixture of site sizes, housing typologies and commercial uses. Coupled with the proposed walkways and green spaces this will ensure the area is a desirable place to live, work and visit.

Draft Zoning Plan



- Neighbourhood Centre Zone
- Mixed Use Zone
- Large Lot Residential 1500 – 3000m²
- Low Density Residential 700 – 1000m²
- Med Density Residential 400 – 700m²
- Private Plan Change Area

THE VISION

Our area is growing rapidly, let’s expand it thoughtfully.

With careful planning, we can design The Mangawhai East Plan Change area for future generations, not just to protect the spirit of our community, but also improve its biodiversity while adding to our local economy.



Nurturing a connected community with an opportunity for a boutique cinema, bar & restaurant, bakery, gourmet superette, convenience, retail, markets, workshops, office space, accommodation, bike hire and food caravan collective.

SNAPSHOT

Carefully masterplanned

Strategic location

Easy access to beach, estuary, shops

Coastal location

Serving a growing coastal town

Compliments and connects to the existing community

500+ new people per year moving to the area

Resolving Mangawhai’s housing shortage and growth

Enables infrastructure upgrades and economies of scale

Takes pressure off wider area infrastructure/amenities

Restaurants, eateries and other on site amenity

Self-sufficient / on site convenience

Opens access to private land & the estuary’s eastern side

Public areas for everyone to enjoy

Quality build types & materials

Diversity of build type (managed with covenants)

Managed scale and density

Activities: walking, cycling, swimming, surfing, boating, golf

Employment opportunity

Feel good vibe

More than just another housing development.

Creating a masterplanned community requires careful planning. Streets, commercial areas, section sizes and open green spaces are thoughtfully arranged to ensure connectivity and a thriving population.

Draft Masterplan

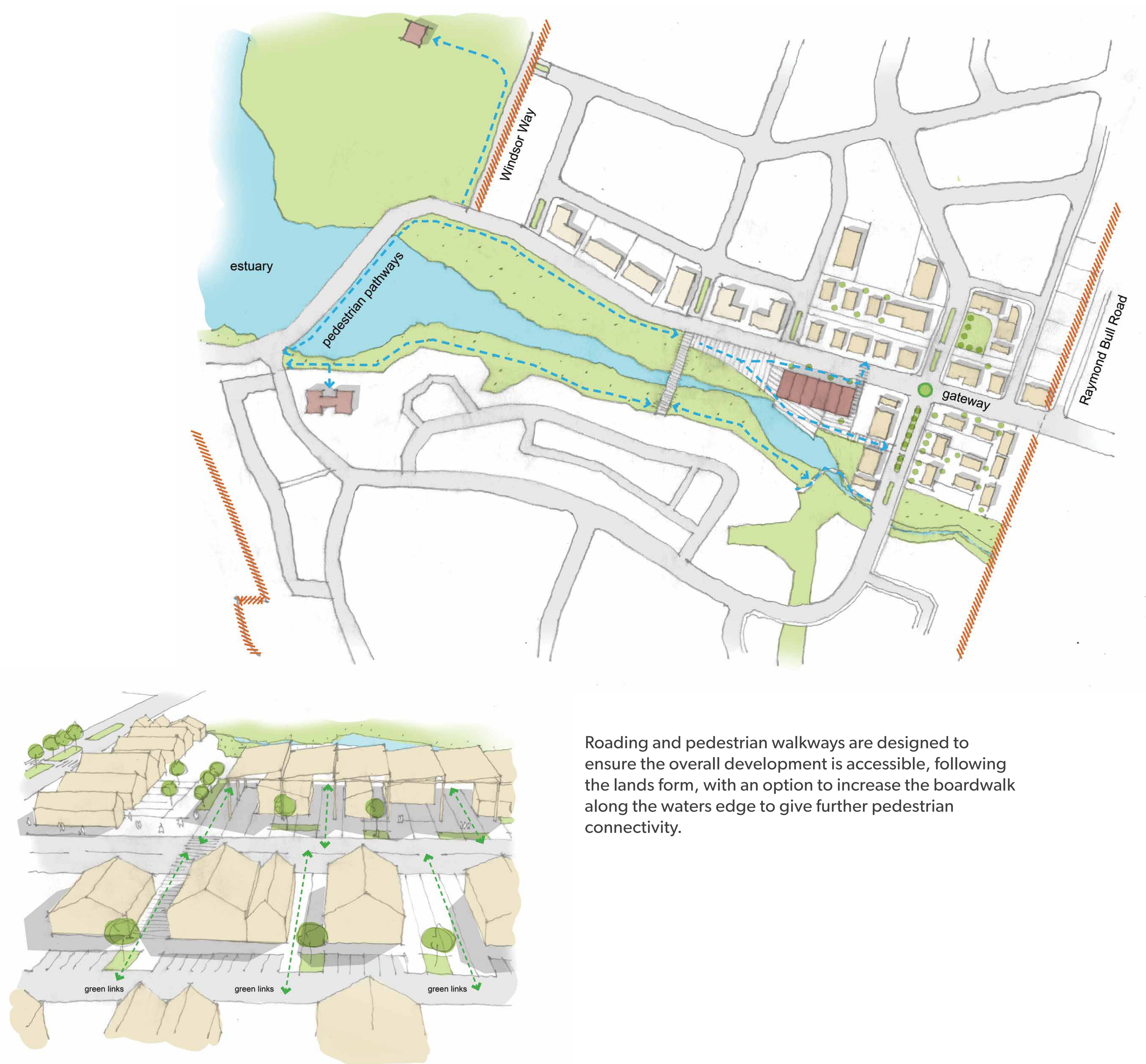


Why is a masterplan important?

Masterplanned communities offer attractive environments, walkability, and enhanced functionality. They improve internal connectivity, address strategic needs, ensure long-term resilience, and provide diverse housing and business options tailored to community needs. This approach enables effective planning, budgeting for infrastructure, and fosters a shared vision for the community.

Everything within walking distance.

Underpinned by careful planning and considered design practice, there is opportunity to create an exciting walkable new neighbourhood.

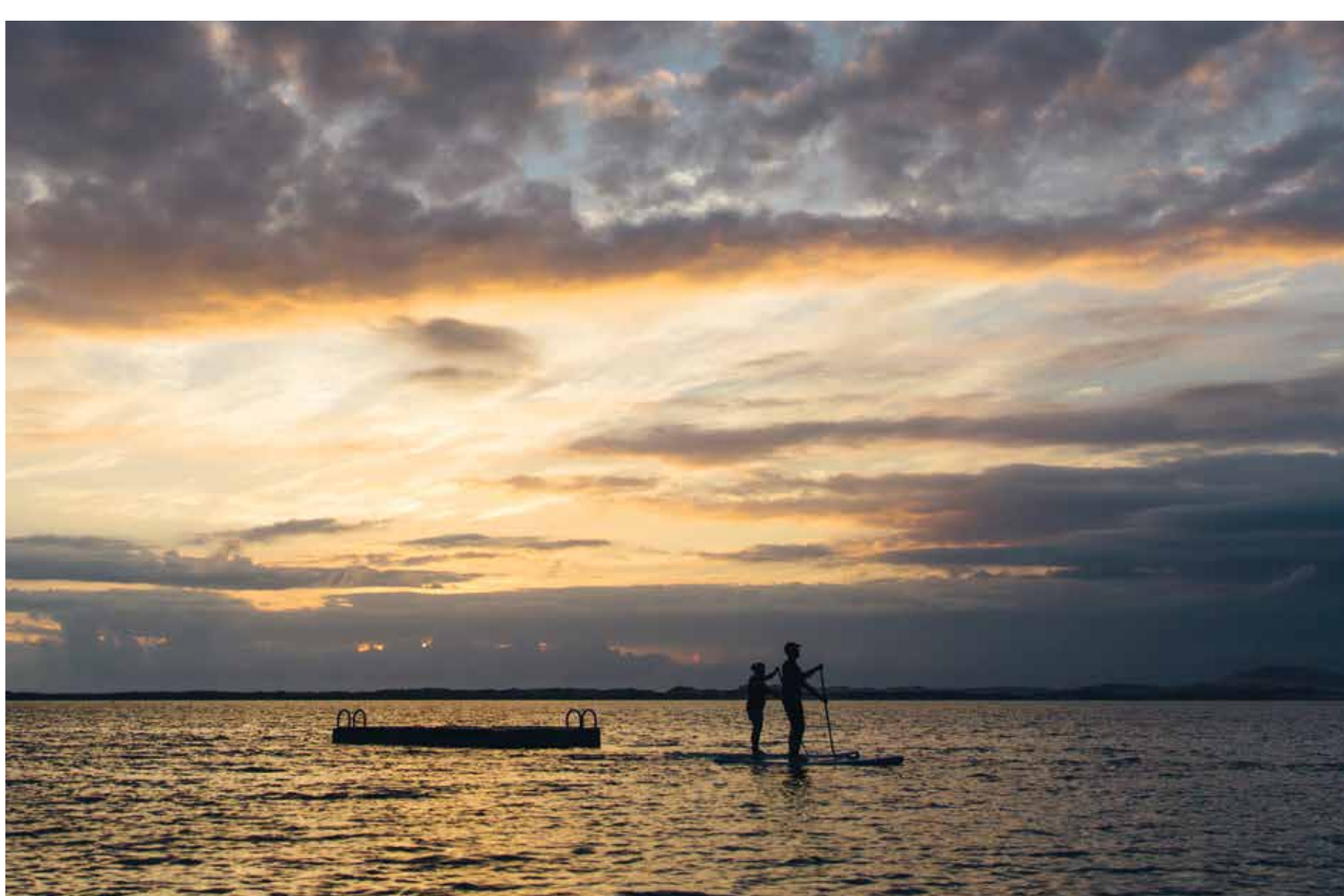
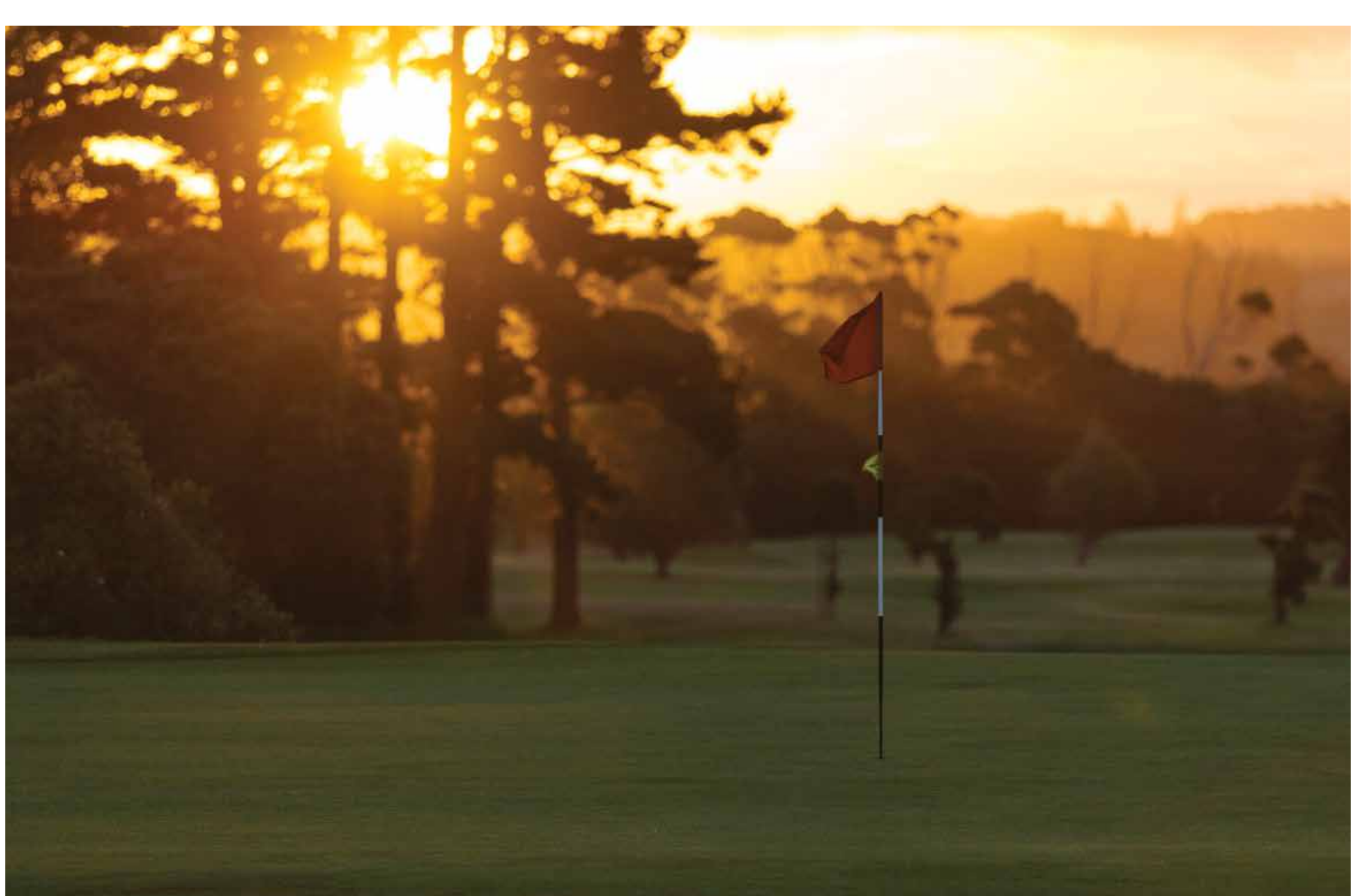


Stormwater run-off protection including rain gardens and extensive native planting will further enhance the environment.

SURROUNDING AMENITY

Feel-good coastal living.

With only 3km to the nearest coastline and situated adjacent to eastern shores of the Mangawhai Estuary, there are more than a few options to enjoy all our coastline offers. World class golf courses, fishing, surf breaks and swimming are all part of the Mangawhai lifestyle.



Mangawhai offers the perfect blend of coastal adventure and relaxation, from serene estuary explorations to vibrant local markets. Strong community spirit enhances this picturesque paradise.

A vision of care and biodiversity.

Our vision begins with our waterways through an *Integrated Catchment Management* approach. By planting along drainage patterns and riparian/coastal margins, implementing green infrastructure solutions such as wetlands and rain gardens, we can effectively manage stormwater runoff and protect the Mangawhai Harbour. This strategy offers extensive benefits to the natural landscape, supports native flora and fauna, and helps shape sustainable communities for the future.

Primary Blue/Green Infrastructure

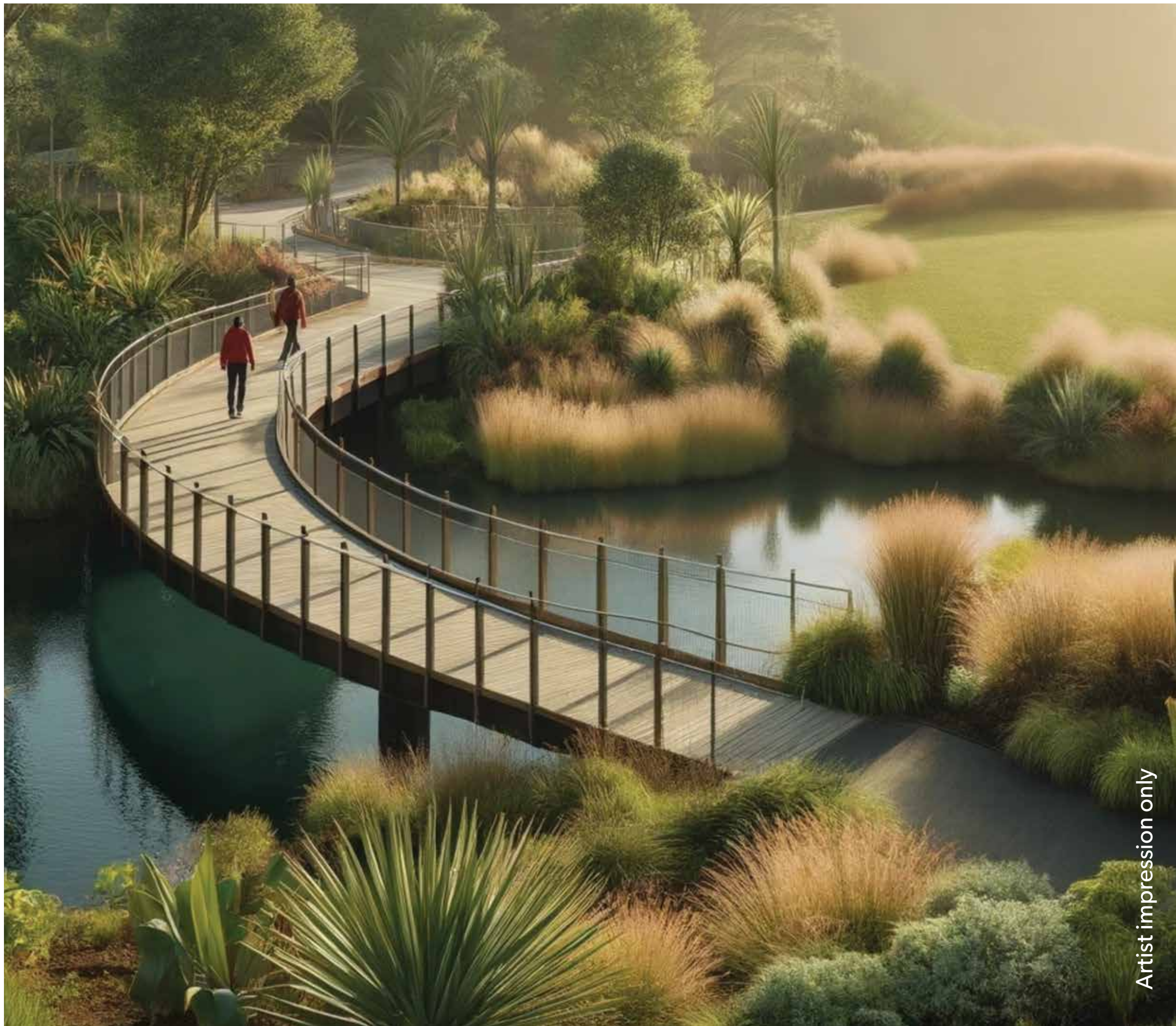


Left: This overlay diagram proposes primary open space areas in an integrated collective manner.

The patterns are based on topography and hydrology - water movement now and in the future.

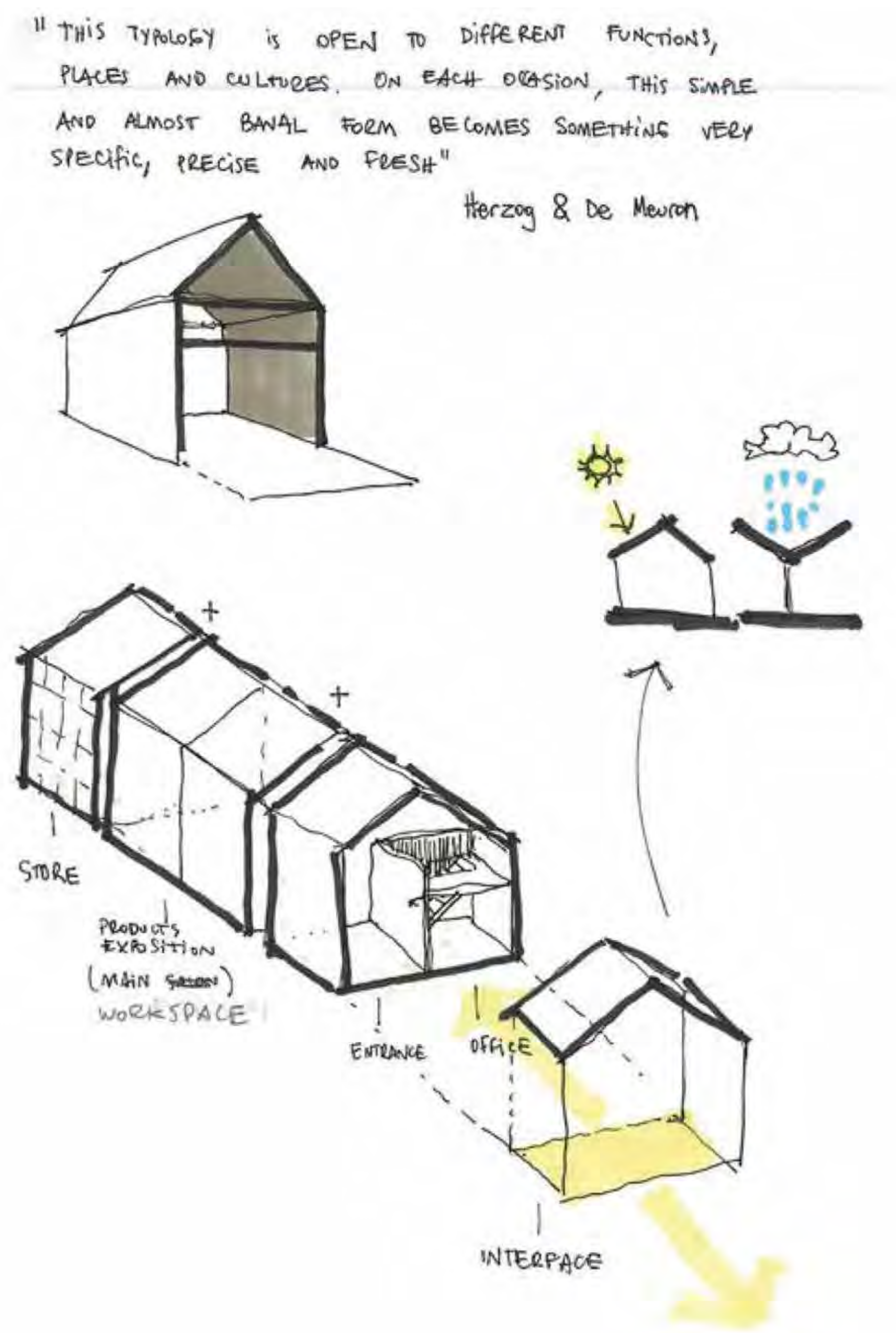
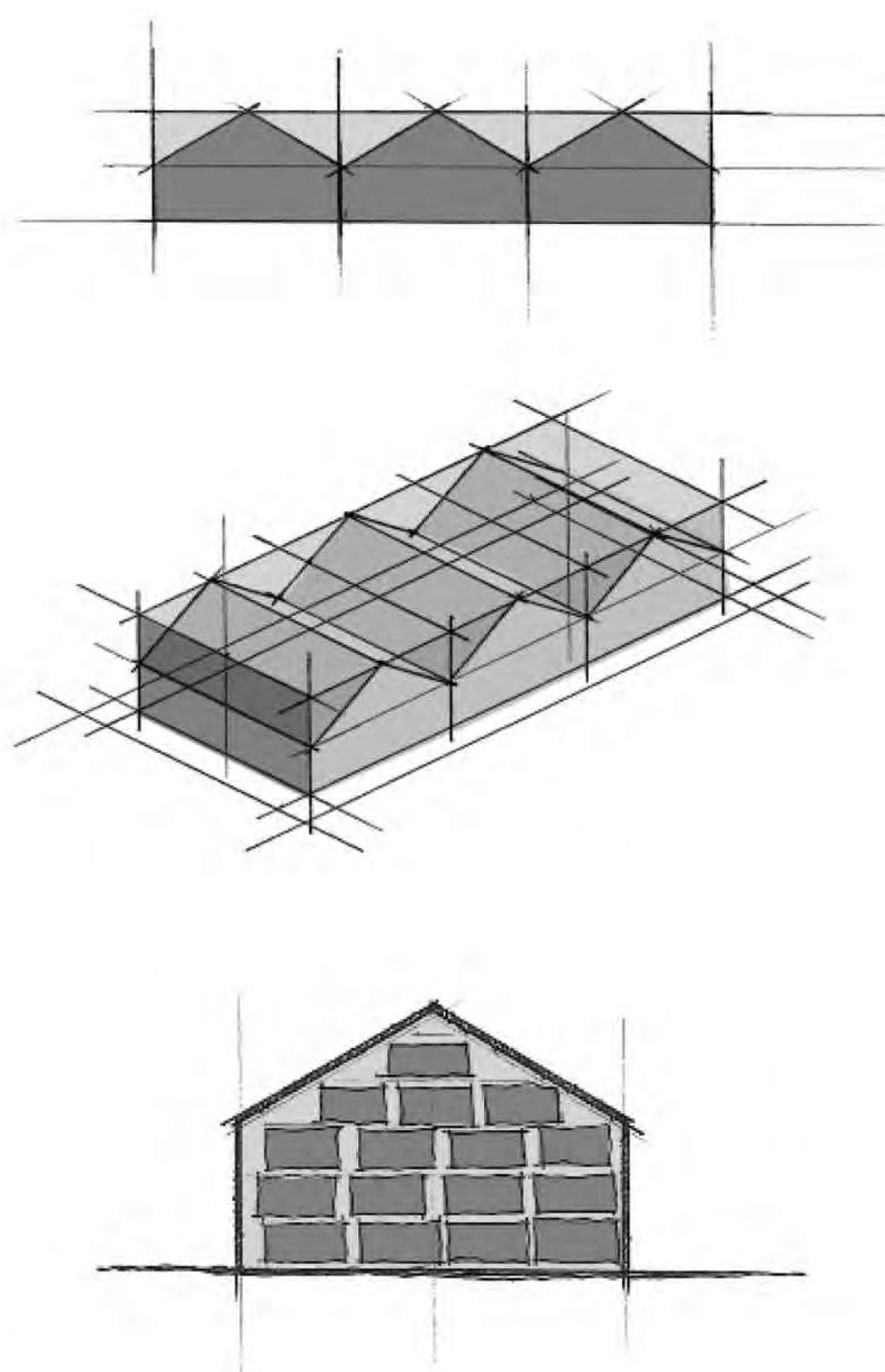
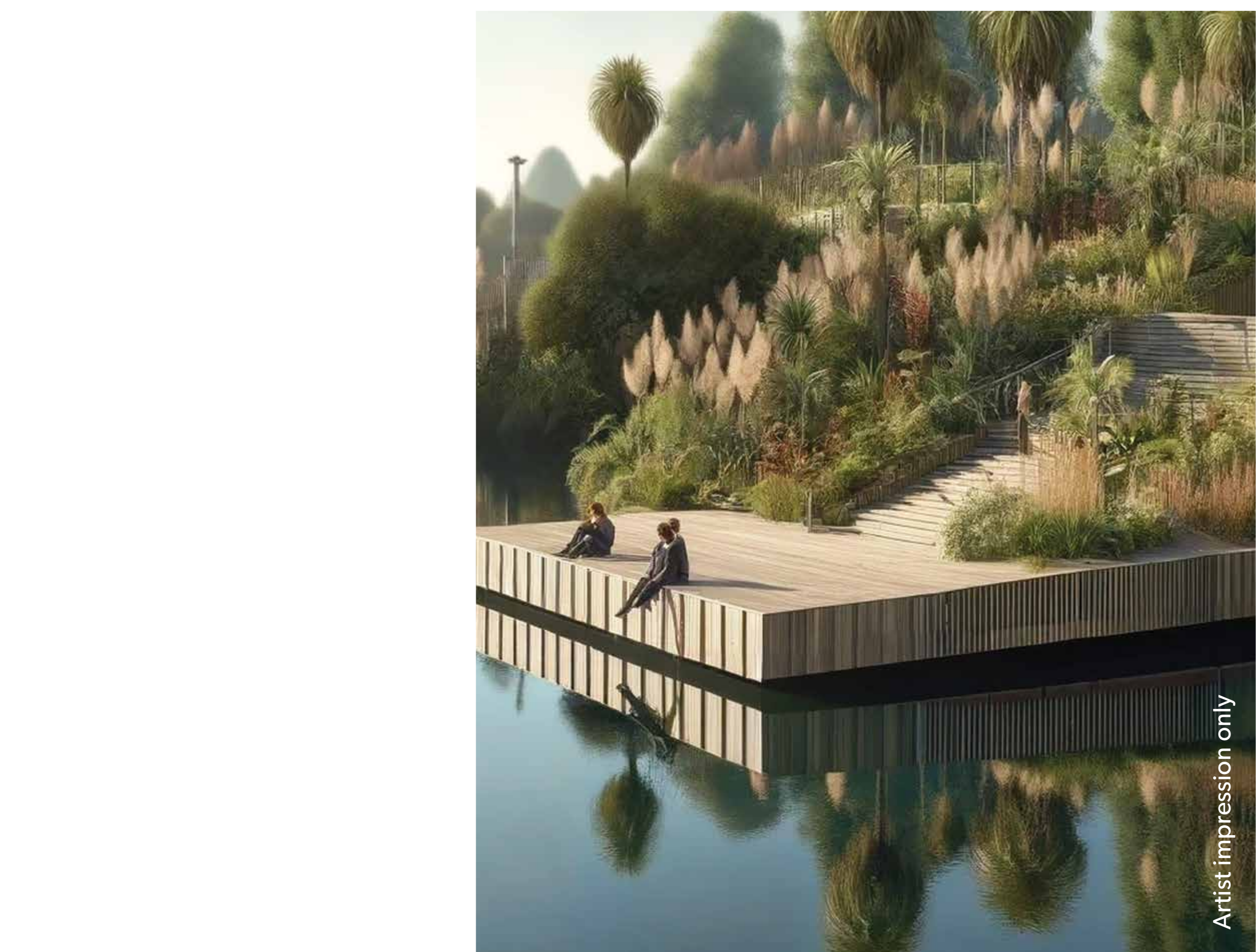
These patterns align with the draft Masterplan for Mangawhai East’s roading, open space pedestrian and cycle connections, including future proposed open space areas.

-  Proposed Private Plan Change area
-  Coastal Wetland Covenant
-  Primary Blue/Green Infrastructure Patterns:
 - Landscape
 - Biodiversity
 - Ecology
 - Recreation
 - Pedestrian/cycle movement
 - Connectivity and Linkages



Built form and architectural style.

Design Guidelines will ensure a mix of rural and coastal style forms are built. We reference history to inform some of this thinking such as barn style sheds and take into consideration the changing seasons as well as the flow of the estuary and tide.



Buildings can seamlessly blend with the land, blurring the lines between indoors and outdoors. This will connect people with nature, creating healthy and engaging environments.

DEVELOPMENT TEAM

A trusted reputation.

ProLand Matters and Cabra, along with the specialist design team, are working to deliver a standout community that adds to the existing Mangawhai community. The next step involves a submission of the Private Plan change to council to seek approval for the next stage of this exciting development.



Clockwise from top:
Palliser Downs - Wainui
Country Club, Huapai (centre)
Whai Awa - Mangawhai
Pyrus Grove - Matakana
Deacon Point - Riverhead
Whai Awa - Mangawhai



Developers



Specialist Contributors



End of Report

A hub of planning excellence



admin@thepc.co.nz



www.thepc.co.nz

THE **PLANNING**
COLLECTIVE

