

## **Appendix 9**

# **Mangawhai Catchment Settlement Analysis /Site Analysis**










### MANGAWHAI RESIDENTIAL SETTLEMENT ANALYSIS

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

#### KEY

-  SUBJECT SITE  
Lot 1 DP 341981
-  Mangawhai Heads
-  Molesworth Peninsula
-  Mangawhai Village
-  Activity Areas

#### MANGAWHAI HEADS ROAD HIERARCHY

-  Arterial
-  Collector



13  
SHEET

SCALE 1:25,000 @ A3

Note that all measurements are in metres unless stated

DESIGN	DREAM PLANNING
DRAWN	BY EJ ON 10 / 02 / 15
JOB #	VA
VERSION	PPC 14001



**DREAM PLANNING**

PO BOX 123, MANGAWHAI  
 PH (09) 431 4568  
 EMAIL [admin@dream-inc.co.nz](mailto:admin@dream-inc.co.nz)  
 WEB [www.dreaminc.co.nz](http://www.dreaminc.co.nz)

All drawings are the property & copyright of Dream Planning








# MANGAWHAI RESIDENTIAL SETTLEMENT ANALYSIS

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

## KEY

-  SUBJECT SITE  
Lot 1 DP 341981
-  Sites over 6000m<sup>2</sup> zoned Residential which can be subdivided into 1000m<sup>2</sup> lots as a Controlled Activity
-  Golf Course
-  Estuary Estates
-  Estuary
-  Industrial Zone
-  Mangawhai Walkways
-  Mangawhai Park  
Including Mangawhai Activity Zone (MAZ), Mangawhai Museum, Skate Park, Play Area, St Johns Station

## MANGAWHAI HEADS ROAD HIERARCHY

-  Arterial
-  Collector

## EXISTING RESIDENTIAL DEVELOPMENT

-  TI TREE PLACE  
667m<sup>2</sup> - 2360m<sup>2</sup> average around 1000m<sup>2</sup> range
-  GROVE PLACE  
600m<sup>2</sup> - 1200m<sup>2</sup> average around 1000m<sup>2</sup> range
-  ESTUARY DRIVE AND NORFOLK DRIVE  
600m<sup>2</sup> - 900m<sup>2</sup> average around 600m<sup>2</sup> - 700m<sup>2</sup> range
-  SEABREEZE ROAD  
627m<sup>2</sup> - 900m<sup>2</sup> average around 650m<sup>2</sup> range
-  NAUTICAL HEIGHTS  
608m<sup>2</sup> - 919m<sup>2</sup> average around 620m<sup>2</sup> range
-  MOIR POINT ROAD / DEVON STREET / CORNWELL STREET  
604m<sup>2</sup> - 1500m<sup>2</sup> average around 600m<sup>2</sup> - 700m<sup>2</sup> range
-  JORDON PLACE / MOIR POINT ROAD  
600m<sup>2</sup> - 800m<sup>2</sup> average around 600m<sup>2</sup> range



<b>14</b> SHEET	SCALE 1:5000 @ A3 <small>Note that all measurements are in metres unless stated</small>
DESIGN	DREAM PLANNING
DRAWN	BY M.S.C.N 03 / 03 / 16
JOB #	VA
VERSION	PPC 14001
	<p>DREAM PLANNING</p> <p>PO BOX 123, MANGAWHAI PH (09) 431 4568 EMAIL admin@dream-inc.co.nz WEB www.dreaminc.co.nz</p>

All drawings are the property & copyright of Dream Planning



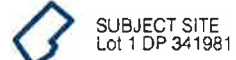


### MANGAWHAI RESIDENTIAL SETTLEMENT ANALYSIS

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

#### KEY



SUBJECT SITE  
Lot 1 DP 341981



Potential Development Areas



Mangawhai Walkways

#### MANGAWHAI HEADS ROAD HIERARCHY





Arterial




Collector

#### EXISTING RESIDENTIAL DEVELOPMENT

-  TI TREE PLACE  
667m<sup>2</sup> - 2360m<sup>2</sup> average around 1000m<sup>2</sup> range
-  GROVE PLACE  
600m<sup>2</sup> - 1200m<sup>2</sup> average around 1000m<sup>2</sup> range
-  ESTUARY DRIVE AND NORFOLK DRIVE  
600m<sup>2</sup> - 900m<sup>2</sup> average around 600m<sup>2</sup> - 700m<sup>2</sup> range
-  SEABREEZE ROAD  
627m<sup>2</sup> - 900m<sup>2</sup> average around 650m<sup>2</sup> range
-  NAUTICAL HEIGHTS  
608m<sup>2</sup> - 919m<sup>2</sup> average around 620m<sup>2</sup> range
-  MOIR POINT ROAD / DEVON STREET / CORNWELL STREET  
604m<sup>2</sup> - 1500m<sup>2</sup> average around 600m<sup>2</sup> - 700m<sup>2</sup> range
-  JORDON PLACE / MOIR POINT ROAD  
600m<sup>2</sup> - 800m<sup>2</sup> average around 600m<sup>2</sup> range



<b>15</b> SHEET	SCALE 1:5000 @ A3
	<small>Note that all measurements are in metres unless shown</small>
	DESIGN DREAM PLANNING
	DRAWN BY MS ON 02/03/15
	JOB # VA
VERSION PPC 14001	
 <b>DREAM PLANNING</b>	PO BOX 123, MANGAWHAI
	PH (09) 431 4568
	EMAIL admin@dream-inc.co.nz
	WEB www.dreaminc.co.nz
<small>All drawings are the property &amp; copyright of Dream Planning</small>	





### MANGAWHAI RESIDENTIAL SETTLEMENT ANALYSIS

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

#### KEY

- Potential Residential Development
- Mangawhai Walkways

#### MANGAWHAI HEADS ROAD HIERARCHY

- Arterial
- Collector

#### COMMERCIAL AREAS

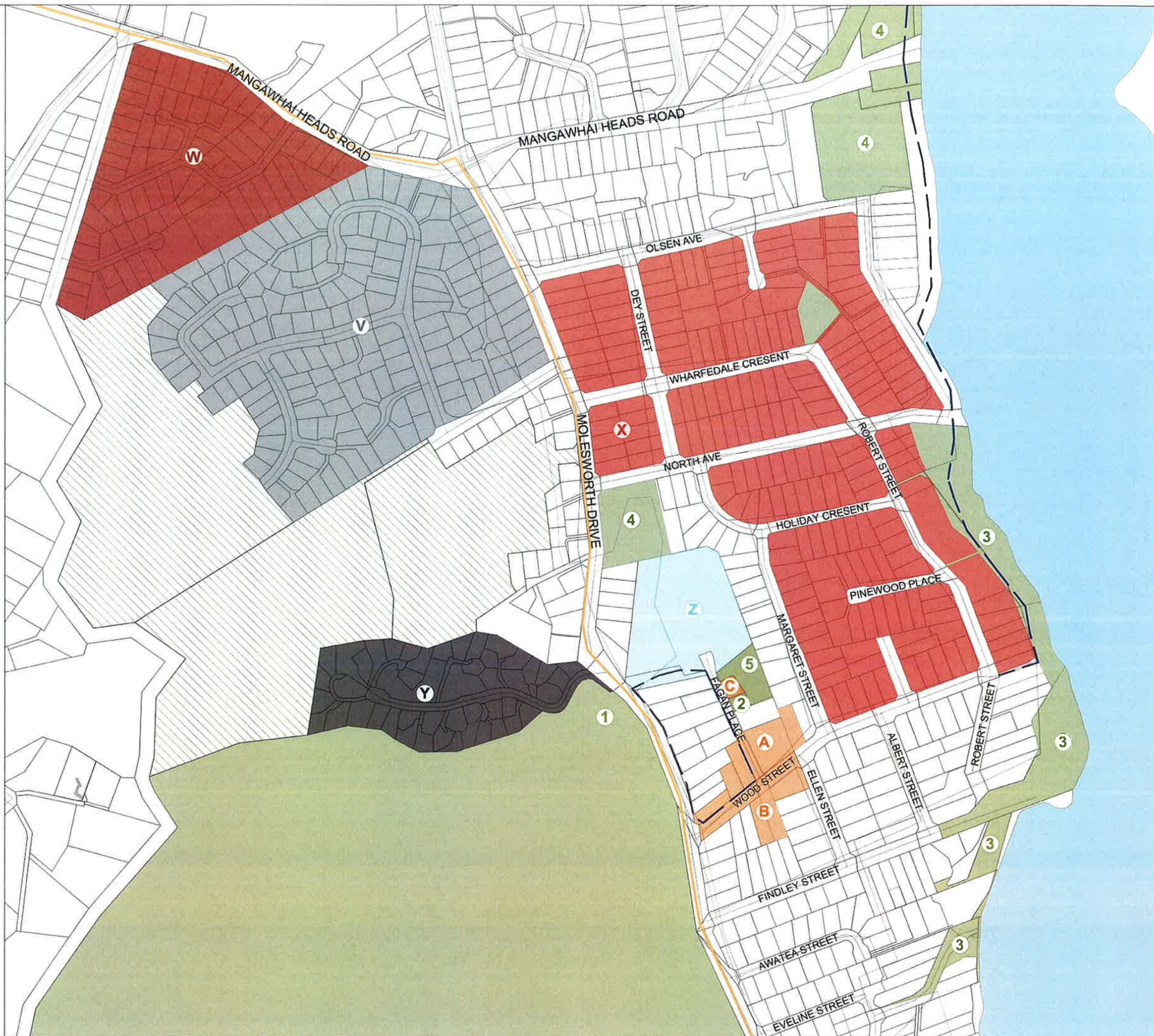
- A** Area A  
*Includes Four Square, Mobil Petrol Station, Harcourts Real Estate, Bakery, Fire Station, Restaurant, Cafes*
- B** Area B  
*Includes Cafes and Restaurants, Pharmacy, Liquor Store, DVD Rental, Tackle Store, Mini Go!*
- C** Medical Centre

#### SPORT & RECREATION

- 1** Golf Course
- 2** Church
- 3** Esplanade Reserves
- 4** Motor Camp
- 5** Playground

#### EXISTING RESIDENTIAL DEVELOPMENT

- V** Lots ranging from 600 to 1500m<sup>2</sup>
- W** Lots ranging from 600 to 4000m<sup>2</sup>
- X** Lots ranging from 800 to 4000m<sup>2</sup>
- Y** Lots ranging from 500 to 3500m<sup>2</sup>
- Z** Retirement Village



16 SHEET

SCALE 1:5000 @ A3

Note that all measurements are in metres unless shown

DESIGN	DREAM PLANNING
DRAWN	BY MS ON 02 / 03 / 15
JOB #	VA
VERSION	PPC 14001

**DREAM PLANNING**  
 PO BOX 123, MANGAWHAI  
 PH (09) 431 4568  
 EMAIL admin@dream-inc.co.nz  
 WEB www.dreaminc.co.nz

All drawings are the property & copyright of Dream Planning





### MANGAWHAI RESIDENTIAL SETTLEMENT ANALYSIS

LOT 1 DP 341961 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

#### KEY

— Mangawhai Walkways

#### MANGAWHAI HEADS ROAD HIERARCHY

— Arterial  
— Collector

#### COMMERCIAL AREAS

- ◆ **A** The Hub
- ◆ **B** Area B  
*Includes Petrol Station, Cafes, Gallery, Gift Shop*
- ◆ **C** Area C  
*Includes Four Square, Butchery, Cafes, Surf Store, Super Liquor and other shops*
- ◆ **D** Bennetts Chocolate Factory  
*(zoned Residential)*
- ◆ **E** Showhome  
*(zoned Residential)*
- ◆ **F** Dentist  
*(zoned Residential)*
- ◆ **G** Vets  
*(zoned Residential)*

#### SPORT & RECREATION

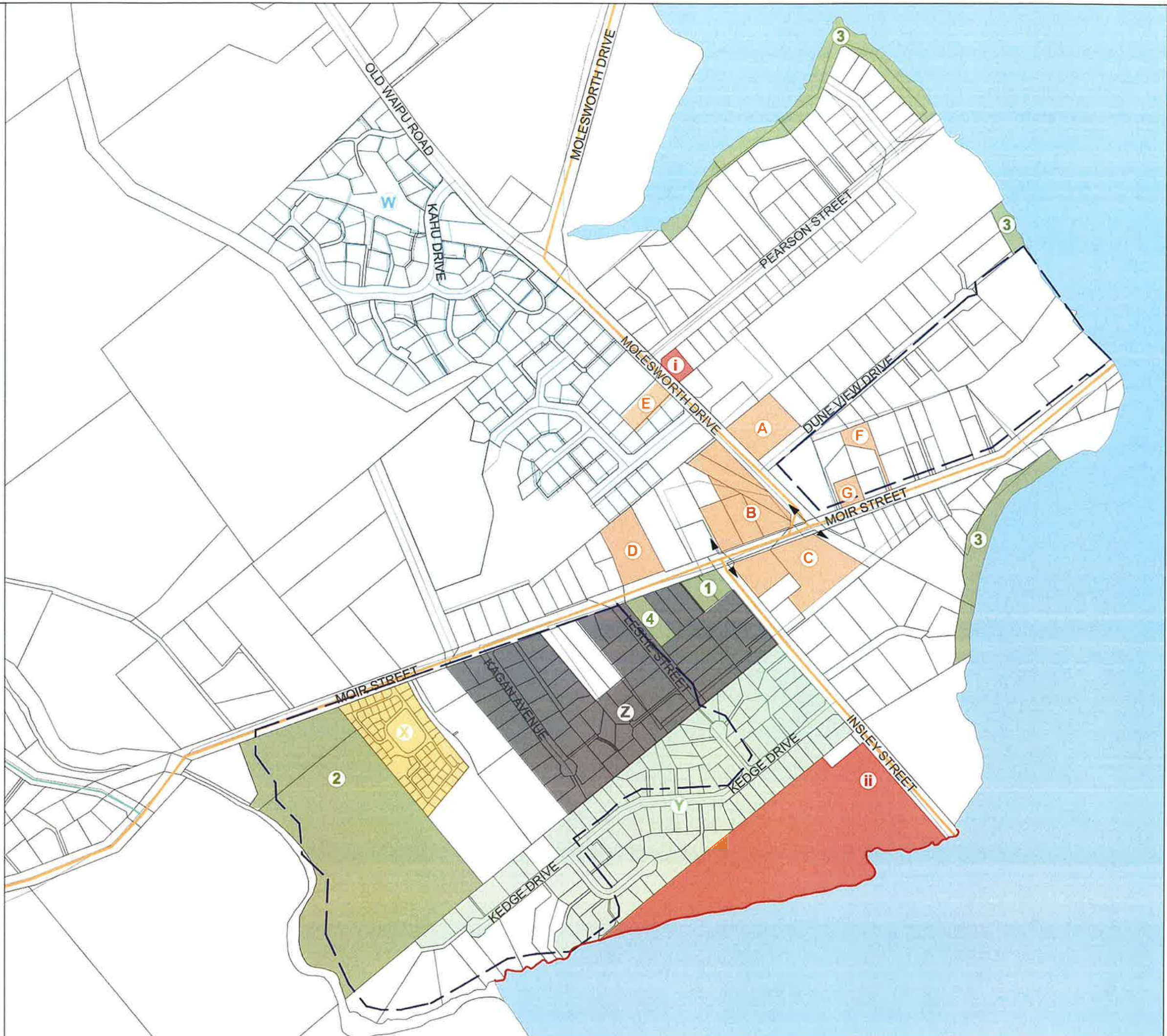
- ◆ **1** Public Library & Hall
- ◆ **2** Mangawhai Domain
- ◆ **3** Esplanade Reserves
- ◆ **4** Church

#### EDUCATION

- ◆ **i** Day Care
- ◆ **ii** Kindergarten & Primary School

#### EXISTING RESIDENTIAL DEVELOPMENT

- ◆ **w** Lots ranging from 600 to 900m<sup>2</sup>
- ◆ **x** Intensive Single Dwelling Sites
- ◆ **y** Lots ranging from 600 to 800m<sup>2</sup>
- ◆ **z** Lots ranging from 850 to 1500m<sup>2</sup>



17 SHEET SCALE 1:5000 @ A3

Note that all measurements are in metres unless shown

DESIGN	DREAM PLANNING
DRAWN	BY MS ON 02 / 03 / 15
JOB #	VA
VERSION	PPC 14001

**DREAM PLANNING**

PO BOX 123, MANGAWHAI  
PH (09) 431 4568  
EMAIL admin@dream-inc.co.nz  
WEB www.dreaminc.co.nz

All drawings are the property & copyright of Dream Planning