

Mangawhai Hills

Proposed Plan Change

Urban Design Assessment

Prepared for Mangawhai Hills Limited

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(Cover photograph: Site Aerial Image)

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1 INTRODUCTION

Reset Urban Design Limited ('Reset') has been engaged by Mangawhai Hills Limited ('the Applicant') to undertake an Urban Design assessment (UD assessment) for a proposed Private Plan Change (PPC) on a 218.3-hectare rural zoned land at Tara, Cove and Old Waipu Roads, and Moir Street, Mangawhai ('The Site'). The proposed PPC is also known as 'Mangawhai Hills'.

The PPC seeks to rezone the Site from Rural to a bespoke development area (Mangawhai Hills Development Area, 'MHDA') providing for predominantly residential ('The Proposal').

A Structure Plan has been developed to illustrate the spatial arrangements of the Site including the land use, natural landscape protection and ecology enhancement strategy, open space networks, and access and movement networks.

A full description of the proposed PPC is provided in the Assessment of Effects and Section 32 Evaluation Report (prepared by Barker Associates), therefore this report focuses particularly on the urban design aspects of the proposal.

The purpose of this report is to provide a comprehensive assessment of the proposed PPC including an analysis of the Site within its local and statutory context, and an assessment of the urban design performance of the proposal against an assessment framework with considerations given to the National Policy Statement on Urban Development 2020 (NPS-UD), the Regional Policy Statement for Northland 2016 ('RPS'), the Mangawhai Spatial Plan 2020 ('MSP'), the operative Kaipara District Plan 2023 ('KDP') and the essential design qualities outlined in the New Zealand Urban Design Protocol 2005 ('NZUDP').

Reset has reviewed the current Structure Plan and planning provisions of Mangawhai Hills Development Area and the subsequent recommended changes to these documents. This UD assessment is based upon the revised Structure Plan and planning provisions of Mangawhai Hills Development Area that have been prepared following the review of the S42A report and submissions.

This urban design assessment relies on the following reports and documents:

- Documents submitted for Private Plan Change 84 ('PPC84')
- Revised Structure Plan (by Reset, April 2024)
- Landscape and Visual Assessment (by Reset, April 2024)

2 SITE ANALYSIS

2.1 Site Context

A full description of the Site has been provided in the planner's report. The following are the key urban design characteristics of the Site.

The PPC Site is situated between Tara Road, Cove Road, Old Waipu Road and Moir Street to the west of Mangawhai Village. The Site comprises a total of 218.3 hectares of land and has its principal frontages to Tara Road to the south, Cove Road to the west and Old Waipu Road to the north. To the southeast, the Site has a short frontage to Moir Street.

The Site is an existing operational farm, with a smaller area in lifestyle blocks, and is characterised by a mixture of stream valleys intermixed with a rolling matrix of ridges and small spurs running northwest to southeast. Two main streams traverse through the western half of the Site, one in the middle (referred to as the 'northern stream') and the other along the southern boundary (referred to as the 'southern stream') before they converge and drain into the Mangawhai Estuary east of Moir Street.

The site contains numerous seepage wetlands mainly along the two main streams, which are spring-fed from the surrounding rising topography into the stream gullies.

The topography of the Site contains a gently sloped lower section between and around the stream valleys and a moderately steeply sloped upper section. The highest ridgeline, referred to as the 'northern ridgeline,' runs along the northeastern boundary of the site between Old Waipu Road North and Old Waipu Road. The landform around the northern ridgeline is predominantly undulating with several spurs descending towards the south. Additionally, a smaller ridgeline, the 'southern ridgeline,' traverses the middle of the Site between the northern and southern streams.



Figure 1 -Site Context Plan (Aerial image source: Google Earth)

A large area (approximately 14.7ha) of native remnant bush (regenerating kānuka-mānuka species) extends along the southern face of the northern ridgeline. To the north of the ridgeline, approximately 6.5-hectare native-exotic vegetation spans the northern slope between the Old Waipu Road North and Old Waipu Road.

2.2 Surrounding Locality

To the southeast, the Site adjoins the existing residential neighbourhood of Mangawhai Village, including a number of larger 3000m² to 4000m² lifestyle blocks along Moir Street and at the western end of Old Waipu Road, and a cluster of new subdivision developments with smaller lots in the 500m² - 800m² range to the east between Moir Street and Old Waipu Road.

To the north, west and south, the immediate neighbourhood contains predominantly rural lifestyle residential on large rural land (generally ranging around 4000m² and a few between 1-3ha).

Mangawhai Cemetery adjoins the Site on the northwestern end and is accessed off Cove Road.

Along the Site's southern boundary, Tara Road presents a typical rural country road character with a dual one-lane carriageway and open drains. A footpath has been provided along the southern side of Tara Road extending from its intersection with Moir Street to approximately 200m east of Darmah Lane. Tara Road connects with two arterial corridors, Moir Street – Molesworth Drive traversing the main Mangawhai settlement and Cove Road running through the rural hinterland.



Figure 2 - Site surrounding context plan

The existing Mangawhai Village is a well-defined urban area to the immediate east of the Site and extends to the estuary edge of Mangawhai Harbour. Mangawhai Village is characterised by suburban density residential with detached one to two-storey houses on 600-1000m² sites. Small patches of larger residential blocks exist on the outer skirts of Mangawhai Village and along the coastal edge. The local centre of Mangawhai Village is located around the intersection of Moir Street and Molesworth Drive, approximately 600m from the Site's Moir Street frontage.

Mangawhai Domain, the township's largest reserve, is a 7-hectare active recreation and community facility incorporating sports fields, playgrounds and informal recreational areas, is situated opposite the Site on the eastern side of Moir Street.

There is currently no continuous coastal walkway provided within or around Mangawhai Village. Access to the estuary/harbour edge can be gained through a number of public reserves, although mostly in an informal manner.

2.3 Wider Strategic Context

In the wider context, the Site is located adjacent to the existing urban area of Mangawhai Village and a recent large-scale mixed use development known as Mangawhai Central, which includes a mix of commercial, retail, medium-density housing and traditional suburban residential developments.

With a number of recent subdivisions occurring broadly across both Mangawhai Heads and Mangawhai Village which have developed largely separately over the last 30 years, the characters of rural hinterland particularly those directly adjacent to or along the key growth corridors have

experienced a high degree of change. These changes include shifts in built form character, from spacious rural lifestyle blocks to suburban density residential, and changes in the overall landscape setting, from predominantly farming land/rural natural landscape to high-quality urban amenity areas with key natural features protected.



Figure 3 - Site location in the wider Mangawhai context

It is worth noting that the planned comprehensive development known as Mangawhai Central is not only enabling a mix of residential densities with intensified residential areas providing for a more compact living environment but is also bridging the gap between the two centres Mangawhai Village and the Heads. It is also evident that smaller lots in the 600m² to 800m² range are becoming commonplace in the Mangawhai residential area due to increasing demand for housing and market needs.

In the Mangawhai Spatial Plan 2020 (MSP), which outlines future planned growth, the eastern part of the Site has been identified as an Urban Expansion area with the remainder of the Site identified for Rural Residential (lifestyle) areas. A potential biodiversity connection has also been identified through the northern sloped area within the Site.

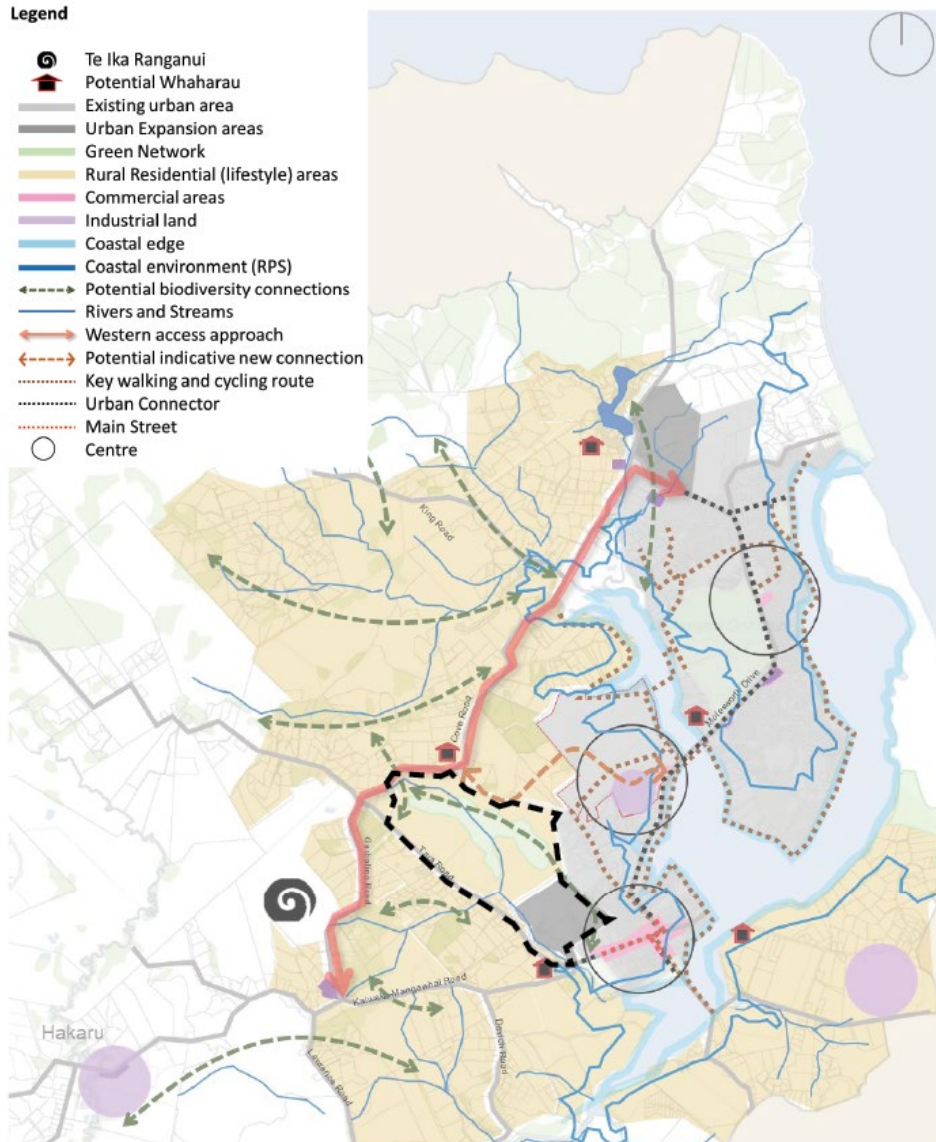
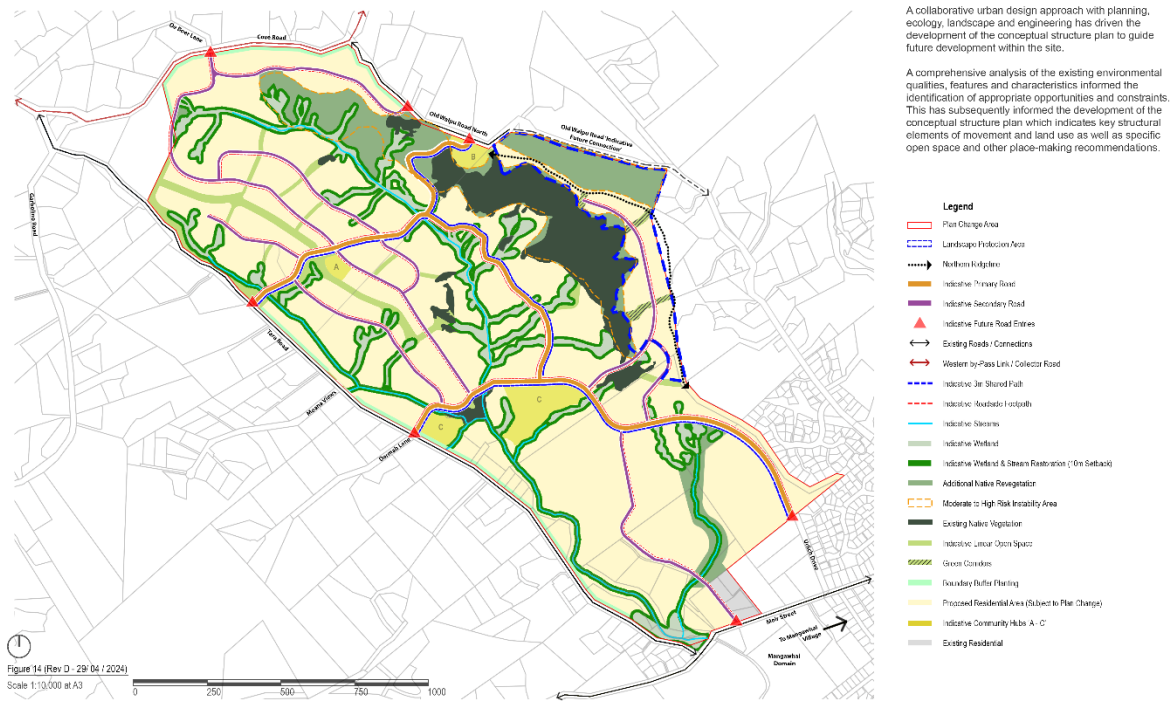


Figure 4 -Mangawhai Spatial Plan (Site outlined in black dashed line)

3 THE PROPOSAL

The proposed PPC is illustrated in the Mangawhai Hills Structure Plan by Reset which has been reviewed and revised in response to the s42A and submissions, the Urban Design Statement prepared by Barker Associates, and the landscape and visual assessment report (LVA) by Reset.

The PPC seeks to rezone the Site to the Mangawhai Hills Development Area, introducing a set of objectives, policies, and rules to guide future development which is a large lot residential community set amongst an enhanced ecologically rich landscape. These proposed provisions for the development area are grounded in a place-based approach which sets out an overarching spatial framework essential for achieving the desired outcomes sought by the RPS and the KDP.



A collaborative urban design approach with planning, ecology, landscape and engineering has given the development of the conceptual structure plan to guide future development within the site.

A comprehensive analysis of the existing environmental qualities, features and characteristics informed the identification of appropriate opportunities and constraints. This has subsequently informed the development of the conceptual structure plan which indicates key structural elements of movement and land use as well as specific open space and other place-making recommendations.

The proposal has been based on a comprehensive analysis of the site and best practice urban design principles. The vision, guiding principles, key design moves, and specific design responses are outlined in the Mangawhai Hills Structure Plan Urban Design Statement ('UDS').

Three site-specific design strategies are outlined in the UDS, including conservation design, water sensitive design and slope adaptive design. The core value of these design strategies is that how future developments can be designed to minimise the environmental impacts.

Subsequent to the public submissions, we have reviewed and made recommendations to refine the structure plan and associated MHDA provisions. The key recommended changes to the structure plan are noted in the planner's evidence. From an urban design perspective, this design evolution was largely driven by the creation and optimisation of net positive effects that benefit the health of ecosystems and has been based on the design principles and strategies carried over from the UDS. In essence, we consider the overall design solution consistently reflects a strong regenerative design approach.

In urban design terms, the key features of the proposal are outlined as follows:

- The PPC enables approximately 600 residential lots throughout the plan change area, each providing a minimum net site area of 1,000m².
- Natural streams are protected by the provision of a minimum of 10m setback and riparian restoration measures.
- Natural wetlands are protected and enhanced by a minimum 10m margin of native revegetation.
- Significant indigenous forest areas are to be retained and enhanced with native revegetation.
- A Landscape Protection Area (LPA) is proposed across the northern ridgeline reflecting its higher degree of sensitivity in terms of visual change and landscape value.
- A no-build area is proposed across the lower foothills of the western end of the northern ridgeline, which are contained within a south-facing gully with an undulating and moderately steep terrain and a complex catchment pattern.

- The proposed Structure Plan illustrates an indicative roading network, including new access and primary and secondary roads.
- Primary road connections include: a key north-south road from Tara Road to Old Waipu Road North (referred to as Primary Road 1), a link road from Tara Road (near Darmah Lane) running north-eastwards to Moir Street (referred to as Primary Road 2), and a road linkage between Primary Road 1 and 2 through the lower sloped area to the north of the northern stream (referred to as Primary Road 3).
- Secondary road connections are proposed to enable greater access to the areas between the various stream valleys and those on the upper slopes including the elevated land near Cove Road and Old Waipu Road North and the steeply sloped land across the northern ridgeline.
- Two areas are designated for community uses, including an area along Primary Road 1 on the lower slope (Referred to as Community Hub Area A) and an area at the northern end of Primary Road 1 near Old Waipu Road North (Referred to as Community Hub Area B).
- Two areas of potential educational facilities are designated. Both are located along Primary Road 2 with one at the entrance of the development (Referred to as Community Hub Area C) and another near stream confluence (Referred to as Community Hub Area C).
- A greenway network of walking and cycling paths is proposed to provide access along and to the stream corridors, wetlands, landscape features and future active open spaces.

Specific planning provisions are provided to ensure that sustainable development and the desired environmental outcomes can be achieved. These provisions include land use and subdivision controls as well as standards in relation to built form, protection of natural features and provision of infrastructure.

4 STRATEGIC AND PLANNING CONTEXT

4.1 The Regional Policy Statement for Northland (2016)

The Regional Policy Statement for Northland (RPS) is to promote sustainable management of Northland's natural and physical resources.

The plan change area does not contain any Outstanding Natural Landscapes or Features, or areas of High or Outstanding Natural Character. A very small portion of the plan change area is located within the Coastal Environment as identified in the RPS.

The key provisions and policies that are most relevant to the PPC area include:

Objectives

3.3 Ecological flows and water levels

Maintain flows, flow variability and water levels necessary to safeguard the life supporting capacity, ecosystem processes, indigenous species and the associated ecosystems of freshwater.

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;

b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and

c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

3.11 Regional Form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

3.14 *Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
Identify and protect from inappropriate subdivision, use and development;

(a) *The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;*

(b) *The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;*

(c) *The integrity of historic heritage*

Policies

4.4 *Maintaining and enhancing indigenous ecosystems and species*

4.4.1 *Policy – Maintaining and protecting significant ecological areas and habitats*

4.4.2 *Policy – Supporting restoration and enhancement*

4.5.1 *Policy – Identification of the coastal environment, outstanding natural features and outstanding natural landscapes and high and outstanding natural character*

4.6.1 *Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes*

5.1.1 *Policy – Planned and coordinated development*

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner.

'*Regional development and design guidelines*' are provided in the Appendix 2 of RPS, as referred by *Policy 5.1.1*. Part B sets out seven guiding principles to create quality urban design which are consistent with the Key Urban Design Qualities – the Seven Cs identified in the New Zealand Urban Design Protocol (see section 4.4 for further details).

4.2 The Operative Kaipara District Plan (2023)

The PPC area is currently zoned Rural Zone in the Operative Kaipara District Plan (KDP) and is subject to the Mangawhai Harbour Overlay Area.

The most relevant District Wide Objectives and Policies are as follows:

District Wide Objectives

2.4.1 *To maintain and enhance opportunities for sustainable resource use, to enable economic development and growth.*

2.4.5 *To recognise and enhance the amenity and character of the District, while providing for sustainable resource use.*

2.4.6 *To protect and enhance those buildings, sites, objects and natural features and areas that contribute to the District's heritage, ecological and landscape values.*

District Wide Policies

2.5.5 *By recognising the natural environments of the District to maintain and enhance their values.*

2.5.6 *By identifying sites, landscapes, areas and features for specific management and protection of resources and values.*

2.5.8 *By providing direction and opportunities for changes to land use to enable residential and business growth in appropriate locations.*

KDP sets out a land use and development strategy to enable both current and future residential and business development throughout the district, with a focus on the sustainable management of natural and physical resources. A number of Growth Areas have been identified for future growth, upon which council will concentrate its resources. The east part of the Site is identified as Future Residential and Business Growth Areas, while the remainder of the Site falls within the Greater

Growth Area Catchment. It is worth noting that the plan does not discourage growth outside the Growth Areas.

The following objectives and policies set out in the Chapter 3 – Land Use and Development Strategy are of particular relevance to the PPC area.

Objectives

3.4.2 To minimise the ad hoc expansion of residential and business activities in the rural heartland, where such activities have the potential to give rise to adverse environmental effects and issues of reverse sensitivity.

Policies

3.5.2 By establishing standards for minimum site sizes, for each Zone in the District.

3.5.3 By providing for a diverse range of residential and business opportunities in appropriate locations that enable their effects to be effectively managed.

3.5.6 By requiring new residential and business development to comprehensively consider (on a catchment wide basis) potential:

- a. Adverse effects on the natural character of the coastal environment, lakes, rivers, wetlands or their margins;*
- b. Adverse effects on areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
- c. Adverse effects on outstanding natural features, landscapes and heritage resources;*
- d. Adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- e. Conflicts with areas where natural hazards could adversely affect the physical resources of residential and business development or pose risks to people's health and safety;*
- f. Conflicts with finite resources which can reasonably be expected to be valuable for future generations (including highly productive and versatile soils and aggregate resources).*
- g. to identify mechanisms to avoid, remedy or mitigate such impacts.*

Key outcomes regarding land use and development strategy sought by the KDP include:

3.7.1 Managed expansion of residential settlements.

3.7.2 Consolidation of settlements (rather than sporadic sprawl and ad hoc development) that avoids, remedies or mitigates adverse environmental effects.

3.7.3 Well-functioning residential and business markets that are able to cater for and respond to demand without generating adverse environmental effects, particularly effects from poor infrastructure supporting these land uses.

3.7.5 Private initiation of Plan Changes / comprehensive subdivisions (through Management Plans) within identified development areas, to realise individual economic and development opportunities.

3.7.6 Mangawhai is a key area of residential growth in the District.

3.7.7 Development of a contained residential and business area in Mangawhai.

3.7.8 The integration of land-use and transportation planning.

The Mangawhai Structure Plan was developed as part of the KDP to provide a strategic framework to guide the development, infrastructure and environmental decisions. The objectives and policies set out in sub-Chapter 3A Mangawhai Growth Area are correspondent to deliver the environmental outcomes sought by the Mangawhai Structure Plan.

Key objectives and policies relevant to the PPC area include:

Objectives

3A.4.1 To encourage residential development that complements the traditional and valued beach settlement character of Mangawhai and is consistent with the outcomes of the Mangawhai Structure Plan.

3A.4.4 To protect existing, and require new, public open space and reserve connections in conjunction with development in the Mangawhai Structure Plan Area.

3A.4.6 To ensure development of the Mangawhai Structure Plan Area is managed appropriately so as to ensure the protection of landscape elements, areas of ecological value, waterways and the enhancement of degraded areas of land within the Mangawhai Structure Plan Area.

Policies

3A.5.1 By providing guidance on design and environmental standards to direct development consistent with the vision for the Mangawhai Area.

3A.5.3 By the implementation of low impact urban design stormwater management principles in all infill and “greenfield” housing developments.

The Mangawhai Design Guidelines (MDG) have been prepared for the Mangawhai Structure Plan to provide guidance on the design of subdivisions and developments within Mangawhai. The design guide focuses on several design themes with particular regard given to the distinct landscape and settlement pattern. The following themes are set under this design guide:

- *Creating neighbourhoods — Sustainable subdivision design*
- *Getting around — Facilitating connectivity and access*
- *Sustainable drainage strategies — Low impact design*

With regard to the Mangawhai Harbour Overlay, specific objectives and policies set out in Chapter 4- Overlays include:

Objectives

4.4.13 To enable growth in the Mangawhai Harbour Overlay in a manner that protects and enhances the identified valued natural environments which includes: Coastal dune systems and coastal edge; Estuarine wetland and saltmarsh systems; Terrestrial wetland systems and associated riparian corridors; Significant areas of contiguous bush remnants and regenerating bush shrubland areas; Visually prominent ridgelines; Significant wildlife habitats and corridors; and The Brynderwyn Range.

Policies

4.5.1 By encouraging consolidation of coastal settlements where it contributes to the avoidance of sprawling or sporadic patterns of development in the coastal environment.

4.5.2 By managing the location, scale and design of subdivision, use and development to minimise the potential adverse effects on the natural character of the coastal environment.

Mangawhai Harbour

4.5.16 By requiring careful management of subdivision, land use activities including their location, design and operational arrangements (including wastewater and stormwater systems) so as to avoid, remedy or mitigate adverse effects (including discharges) arising from these activities on sensitive receiving environments.

4.5.17 By managing the scale, location and design of activities in the Mangawhai Harbour Overlay.

4.5.19 By requiring the identification and mapping of areas of valued natural environment at the time of subdivision and development.

4.5.20 By protecting those areas identified as valued natural environments from inappropriate use and development, particularly by:

- *Locating those activities which have the potential to discharge contaminants and adversely impact on waterways and the sensitive receiving harbours out of these areas;*

- Carefully managing the scale, location, operation and design of activities, particularly in respect to built form and vegetation.

4.3 The Mangawhai Spatial Plan 2020

The Mangawhai Spatial Plan has been developed with public consultation by the Kaipara District Council (KDC) (December 2020) to ‘provide a high-level ‘spatial picture’ of how Mangawhai could grow over the next 20-25 years, address the community’s social, economic and environmental needs, and respond to its local context’.

The overarching vision for Mangawhai is: ‘A cohesive Mangawhai community that: Respects its natural setting; Offers diverse and affordable living and working choices; and Celebrates its iwi culture, its heritage, and embraces the future’.

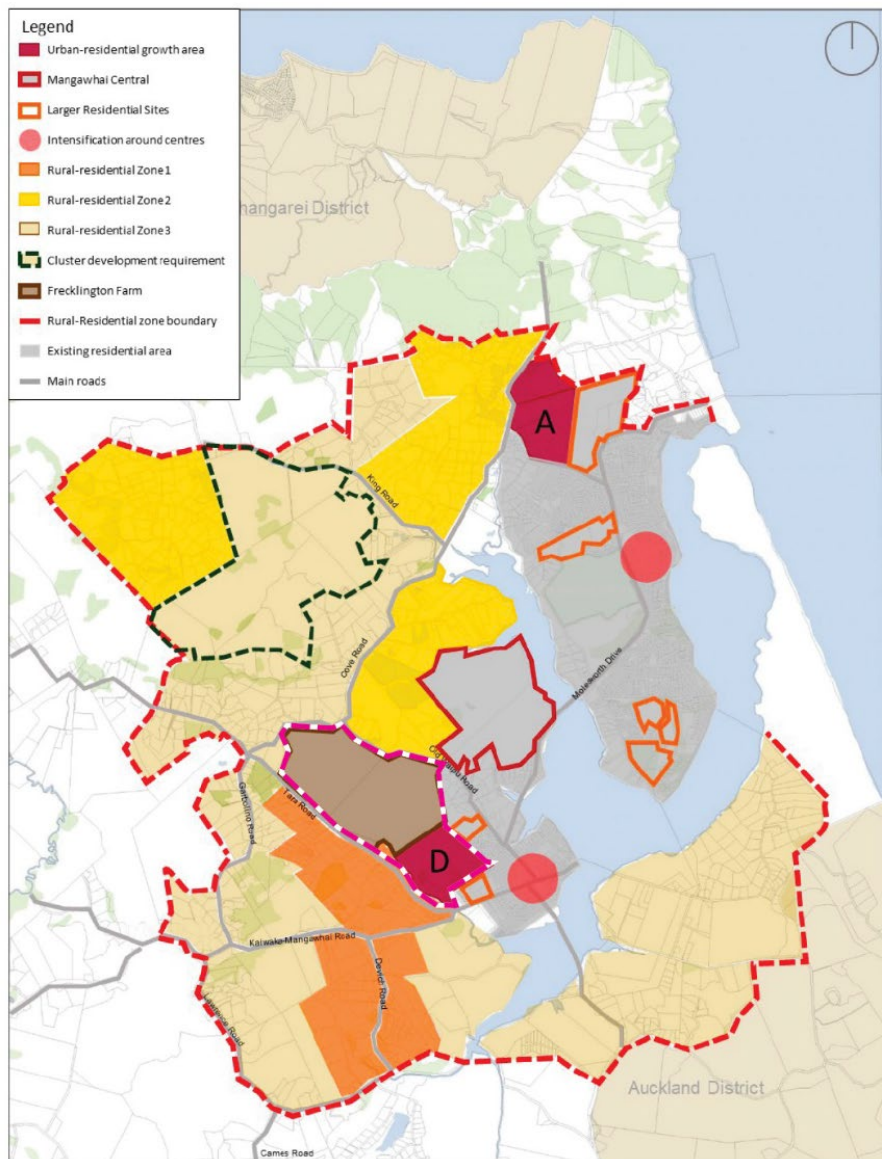


Figure 6 -Mangawhai Spatial Plan Preferred Growth Option Site outlined in magenta dashed line)

Of relevance to the urban design aspects of the PPC Site, key elements are as follows:

- The Site is adjacent to two Centres: Mangawhai Village and Mangawhai Central;
- An Urban Expansion area is identified across the eastern part of the Site;

- The west portion of the Site is subject to rural residential with wider rural neighbourhoods surrounding the site providing for a range of rural residential zones;
- The Site is mostly suitable for development except for the areas subject to physical and natural constraints;
- A slow street strategy is proposed along Molesworth Drive - Moir Street corridor;
- A through route is proposed to link Old Waipu Road North and Old Waipu Road;
- Rural cycle routes are proposed along Tara Road and Cove Road;
- A potential walking/cycling connection is planned from Old Waipu Road North through to Mangawhai Central.

4.4 The New Zealand Urban Design Protocol 2005

The New Zealand Urban Design Protocol developed by the Ministry for the Environment (MfE) identifies seven essential design qualities (the Seven Cs) to create quality urban design. These design qualities provide a set of guiding principles for the design of urban environment at a range of scales.

The Seven Cs are:

Context: seeing buildings, places and spaces as part of whole towns and cities

Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment

Choice: ensuring diversity and choice for people

Connections: enhancing how different networks link together for people

Creativity: encouraging innovative and imaginative solutions

Custodianship: ensuring design is environmentally sustainable, safe and healthy

Collaboration: communicating and sharing knowledge across sectors, professions and with communities.

Although over 20 years old the Seven Cs are still considered a useful tool in assessing the rezoning proposals as it sets out generic industry standards that effectively reflect best practice urban design.

4.5 National Policy Statement on Urban Development 2020

Although the National Policy Statement on Urban Development (NPS-UD) does not directly apply to the PPC area, the strategic directions set out in the NPS-UD regarding delivering a well-functioning urban environment are helpful in developing a comprehensive urban design assessment framework.

In urban design terms, it is considered that Objective 1 and associated Policy 1 are of most relevance. The key provisions are outlined as follows.

Objective 1 of NPS-UD states 'New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future'.

Policy 1 of NPS-UD states: '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*

- 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; ‘*

Following the review of the RPS and KDP, it is evident that the high-level directions outlined in the NPS-UD are adequately covered and addressed in a more comprehensive manner by the provisions set out in the RPS and KDP. These provisions articulate how these factors are to be achieved within the specific context of Mangawhai. For clarity, the following points are noteworthy:

- *Policy 1. (a)* of NPS-UD is reflected by the *Objective 3.11* and *Policy 5.1.1* of the RPS, and provisions 2.5.8, 3.4.2, 3.5.3, 3.5.6, 3.7.6, 3.7.7 of the KDP;
- *Policy 1. (b)* of NPS-UD is reflected by the *Objective 3.11* and *Policy 5.1.1* of the RPS, and provisions 2.5.8, 3.4.2, 3.5.3, 3.5.6, 3.7.7 of the KDP;
- *Policy 1. (c)* of NPS-UD is reflected by the *Objective 3.11* and *Policy 5.1.1* of the RPS, and provisions 3.7.3, 3.7.8 of the KDP.

5 URBAN DESIGN ASSESSMENT FRAMEWORK

Having reviewed the relevant statutory and planning documents outlined in the Section 4 of this report, a few key factors have been identified to assist with assessing the urban design performance of the proposed PPC.

The assessment criteria fundamentally consider the statutory framework provided by the NPS-UD, RPS and KDP. It is also guided by the Seven Cs criteria from the NZUDP which are considered the best practice urban design requirements at a broad level in the assessment. At a practical level, the factors of 'Context', 'Character', 'Choice', 'Connections' and 'Custodianship' are more useful to evaluate the urban design/spatial outcomes of the proposal from a technical perspective, while 'Creativity' and 'Collaboration' carry less relevance in assessing the likely urban design effects.

The key urban design aspects that guide the assessment of the proposed PPC are whether the proposed development will:

- **Provide for a well-planned and coordinated development in an appropriate location and contribute to sustainable resource use with avoidance of a sprawling pattern or inappropriate use within the coastal environment;**
(This criterion relates to NPS-UD objective 1 and policy 1, RPS objective 3.11 and policy 5.1.1; and relates to KDP objectives 2.4.1, 2.4.5, 3.4.2, policy 2.5.8 and outcome 3.7.1, 3.7.6. It also relates to the 'Context' of the Seven Cs.)
- **Complement the existing coastal built character of Mangawhai and respond to the planned future environmental outcomes of the Mangawhai Structure Plan;**
(This criterion relates to RPS objective 3.11; and relates to KDP objectives 2.4.5, 3A.4.1 and outcomes 3.7.7. It also relates to the 'Character' and 'Choice' of the Seven Cs.)
- **Maintain and enhance the existing natural features and landscape characters within the site and provide for the protection of valued natural environments from inappropriate land use and development;**
(This criterion relates to RPS objectives 3.3, 3.14 and policies 4.4.2, 4.5.1, 4.6.1; and relates to KDP objectives 2.4.5, 3A.4.5 and policies 2.5.5, 2.5.6, 3.5.6.a. It also relates to the 'Character' and 'Custodianship' of the Seven Cs.)
- **Preserve the existing wetlands, significant indigenous vegetation and ecological areas and enhance indigenous biodiversity;**
(This criterion relates to RPS objective 3.4 and policies 4.4.1; and relates to KDP objective 3A.4.5 policies 3.5.6.b. It also relates to the 'Character' and 'Custodianship' of the Seven Cs.)
- **Manage the scale of the development together with its likely subdivision pattern and built form character to minimise the adverse environmental and character effects;**
(This criterion relates to KDP objective 3A.5.1, policies 3.5.2, 3.5.3, 3.5.6 and outcome 3.7.2. It also relates to the 'Character' of the Seven Cs.)
- **Connect well internally and with the surrounding neighbourhood while providing opportunities to access a range of transportation modes;**
(This criterion relates to NPS-UD objective 1 and policy 1, KDC outcome 3.7.8. It also relates to the 'Connections' of the Seven Cs.)
- **Provide a well-connected network of open spaces which integrates with the natural features of the area;**
(This criterion relates to KDP objective 3A.4.4. It also relates to the 'Connections' and 'Custodianship' of the Seven Cs.)
- **Align with the guiding principles and matters set out in the Mangawhai Structure Plan and the associated Mangawhai Design Guidelines.**
(This criterion relates to KDP policy 3A.5.1.)

6 ASSESSMENT OF URBAN DESIGN PERFORMANCE

6.1 Provide for a well-planned and coordinated development in an appropriate location and contribute to sustainable resource use with avoidance of a sprawling pattern or inappropriate use within the coastal environment

The PPC area adjoins an existing urban area and is in close proximity to a newly built commercial centre and its future residential areas. With multiple road frontages, including an important arterial corridor linking Mangawhai Village, Mangawhai Central, and Mangawhai Heads, the site benefits from a high level of connectivity.

The Site is within walking and cycling distance of Mangawhai Domain and various commercial facilities and amenities in Mangawhai Village. The surrounding neighbourhood has a transitioning character which features a mix of rural lifestyle blocks (0.4–3 hectare land), traditional suburban density coastal developments (800-1000m² lot size), and new urban subdivisions (600-800m² lot). As approved by PPC78, higher density residential developments (350-500m² lot) are also envisaged within Mangawhai Central.

It is considered that the PPC site is well located in terms of transport network and its proximity to existing urban developments and amenities, and is highly suitable for residential growth provided a sustainable use of resources can be achieved.

The proposal aims to create a residential community within an enhanced natural environment, contributing to sustainable resource use through the following measures:

- The proposed large lot residential density (a minimum lot size of 1000m²) responds to the Site's strong topographic features and ecological constraints.
- The creation of residential neighbourhoods and the associated roading network considers the construction efficiency and the integration of low-impact infrastructure, aiming to maximise the efficient use of on-site resources, including landforms, natural watercourses, catchment features, views and landscape amenities.
- The proposal enables approximately 600 residential units appropriate to the site context and compatible with the residential character prevalent in the Mangawhai settlement.
- A regenerative design approach has been adopted to ensure that ecological protection and landscape restoration are prioritised throughout the development.

Overall, the PPC is considered well-suited for residential growth in terms of the existing urban context and anticipated future environment. The proposed residential density together with planning provisions and design controls is expected to result in a well-planned residential area that effectively responds to the existing land use pattern and is future-proofed by way of providing for the protection and enhancement of ecological features and natural landscape.

Collectively, it is considered the proposal aligns with the RPS objective 3.11, policy 5.1.1, and the KDP objectives 2.4.1, 2.4.5, 3.4.2, policy 2.5.8 as well as outcomes 3.7.1 and 3.7.6. It also positively responds to the 'Context' of the Seven Cs.

6.2 Complement the existing coastal built character of Mangawhai and respond to the planned future environmental outcomes of the Mangawhai Structure Plan

The Site is situated in a transitional area where urban growth and new subdivisions are extending to the broader rural hinterland. The eastern portion of the Site has been identified for urban expansion in the Mangawhai Structure Plan. Surrounding the site's northern, western to southern boundaries, the immediate neighbourhood features a predominantly semi-rural character,

characterised by lifestyle blocks interspersed with open pasture farmland and distinct geological features.

The development of Mangawhai Central serves as a secondary node for urban growth between Mangawhai Heads and Mangawhai Village, particularly accommodating larger-format commercial activities and high density residential developments. It is worth noting that larger lots with sizes of 1000m²+ are proposed on the northern steeper slopes in Mangawhai Central to maintain consistency with the density and landscape effects of typical residential areas in the wider Mangawhai settlement.

The PPC generally provides for a large-lot density throughout the Site. Based on my experience, it is more common to incorporate a gradient transition of densities for new urban developments of similar size and scale. In the case of the PPC area, the areas that potentially have the ability to absorb increased density are identified in the Opportunities and Constraints illustrative plan on page 18 of the UDS.

The eastern area identified for higher density in the UDS is comprised of landholdings not owned by Mangawhai Hills Limited and has physical constraints as the area consists of undulating and moderately steep contours, along with various wetland features and vegetated areas along the southern boundary stream. The provision of large lot residential in this location achieves an appropriate balance between practically optimising the land potential and minimising adverse environmental effects. We consider that the proposal presents a suitable and realistic response in terms of density and the likely built form. Furthermore, it does not preclude opportunities for higher density as anticipated urban design outcomes aligning with discretions and assessment matters can be feasibly achieved through future Resource Consent applications.

The western area identified for higher density is along the southern ridgeline where the topography consistently slopes towards the northern and southern stream valleys. The south-facing slope of this area directly interfaces with rural neighbours to the south, while the north-facing slope is less visible to the surrounding rural areas. The provision of large-lot development to the south-facing slope area is a logical response as it effectively minimises built form and amenity effects on rural neighbours while ensuring natural features alongside the streams can be protected from urban intensification. The north-facing slope has potential to absorb increased density in the medium to long term as development and community facilities establish. Again, the PPC does not preclude any appropriate intensification in this location rather it offers an adaptive solution for the future development to respond to market needs and evolving characters underpinned by urban growth.

Based on the analysis above, the proposed structure plan along with the planning provisions on density, built character and amenity is considered an appropriate response to the existing site context and adaptable to the planned future environment.

Overall, the PPC presents an appropriate response to the site's features and the surrounding neighbourhood characters. It aligns with the spatial outcomes outlined in the Mangawhai Structure Plan, particularly in terms of providing adequate protection to the site's environmental features while minimising visual and landscape impacts on the adjacent rural hinterland.

Collectively, it is considered the proposal aligns with the RPS objective 3.11, KDP objectives 2.4.5, 3A.4.1 and outcome 3.7.7 and also positively responds to the 'Character' and 'Choice' of the Seven Cs.

6.3 Maintain and enhance the existing natural features and landscape characters within the site and provide for the protection of valued natural environments from inappropriate land use and development

Broadly, the proposal is within a coastal harbour environment and features many of the natural and landscape characteristics common in the wider Mangawhai settlement. The proposed land use strategy and the planning provisions offer effective protection to the existing natural features and landscape characters. These include:

- The existing streams and associated natural wetlands are to be retained. Native revegetation planting will be provided to enhance these natural features and their presence within the proposed residential development.
- The existing remnant forest and significant vegetation areas are to be retained and enhanced with extensive new native planting.
- Significant further land areas will be retained for the protection of natural features and landscape characters.
- An extensive Landscape Protection Area is proposed across the northern ridgeline to assist in mitigating landscape and visual amenity effects from future development.
- A no-build zone is proposed across the lower foothills of the western end of the northern ridgeline to protect the natural landform from inappropriate developments.

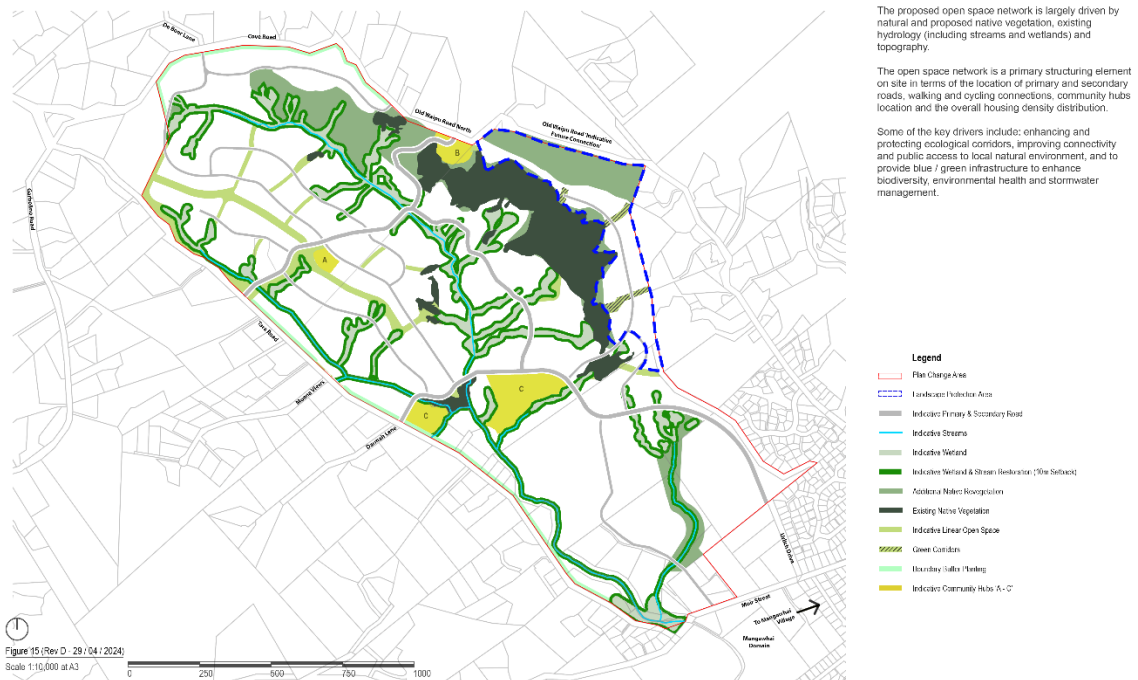


Figure 7 - Mangawhai Hills Structure Plan-Open Space Network (by Reset)

In addition, the Structure Plan layout and planning provisions envisage substantial areas of open space together with extensive pedestrian and cyclist connections to be provided throughout the development. This will help integrate the subdivision with the site’s natural features and landform characters.

Overall, the proposal offers effective protection and enhancement to the site’s environmental features and presents a suitable spatial outcome that helps soften the transition from a semi-rural environment to urban subdivision patterns.

Collectively, it is considered the proposal aligns with the RPS objectives 3.3, 3.14 and policies 4.4.2, 4.5.1, 4.6.1 as well as the KDP objectives 2.4.5, 3A.4.5 and policies 2.5.5, 2.5.6, 3.5.6.a. It also positively responds to the 'Character' and 'Custodianship' of the Seven Cs.

6.4 Preserve the existing wetlands, significant indigenous vegetation and ecological areas and enhance indigenous biodiversity

The PPC provides for a significant area of native revegetation along both the stream corridors and the localised hills. Extensive replanting and revegetation are proposed between the lower valley floor and the upper slopes to the western portion of the northern stream to enhance the ecological and landscape values and protect the natural landforms from residential activities.

The proposed large lot development is expected to be spatially generous given its natural landscape setting, density provision, built form and landscape character controls. The existing natural features of the site in combination with the additional buffering areas and native vegetation will function as green spines and important ecological corridors, effectively enhancing indigenous biodiversity and contributing to environmental health and a sustainable community.

Overall, the proposed PPC is considered very successful in protecting and enhancing the existing wetlands, significant indigenous vegetation, and ecological areas, thereby increasing the indigenous biodiversity values within the site and its catchment areas.

Collectively, it is considered the proposal aligns with the RPS objective 3.4, policies 4.4.1 and the KDP objective 3A.4.5, policies 3.5.6.b. It also positively responds to the 'Character' and 'Custodianship' of the Seven Cs.

6.5 Manage the scale of the development together with its likely subdivision pattern and built form character to minimise the adverse environmental and character effects

A number of planning provisions are proposed to help manage the built character and environmental effects of the proposal. From an urban perspective, the following are worth noting:

- Policy DEV1-P1 requires residential development to respond to the site's topography and environmental characteristics and to achieve a large lot pattern. A sense of spaciousness between the built form and the dominance of the natural environment over the built environment are also essential.
- Requirements for site coverage, height, height in relation to boundary, setbacks and residential separation distance are proposed to manage the built character effects so as to ensure the large lot pattern together with its spaciousness and landscape setting can be effectively achieved.
- A comprehensive list of provisions on maintaining ecological values and providing for sufficient open space is included.
- Reduced maximum building coverage and building height are proposed within the LPA to minimise the built form effects of future developments.

Overall, the PPC in combination with the Structure Plan are considered effectively sufficient in terms of managing the scale and minimising the likely environmental and built character effects.

Collectively, it is considered the proposal aligns with the KDP objective 3A.5.1, policies 3.5.2, 3.5.3, 3.5.6 and outcome 3.7.2. It also positively responds to the 'Character' of the Seven Cs.

6.6 Connect well internally and with the surrounding neighbourhood while providing opportunities to access a range of transportation modes

The PPC provides a connected network of vehicular, pedestrian and cyclist connections throughout the Site. The following are worth noting from an urban design perspective:

- Primary road connections from Tara Road to Old Waipu Road North and Moir Street are efficiently provided and complemented by a direct linkage between them;
- Access points for vehicles, pedestrians and cyclists are provided from/onto Tara Road, Moir Street and Old Waipu Road North.
- A 3m shared path is provided along all primary roads.
- Secondary connections are provided between the primary roads and across the proposed residential neighbourhoods. More indicative roads are provided to the gently sloped areas between the stream valleys to support the future subdivision pattern.
- Footpaths are provided along all secondary roads.
- Road frontage to community and education facilities is optimised to ensure the proposed social infrastructure has a good level of visibility and accessibility and can be integrated with the residential neighbourhood.
- Pedestrian access to esplanade reserves, wetland margins and native forest is incorporated where practicable.
- Planning provisions require a connected, legible and safe multi-modal transport network within the development.

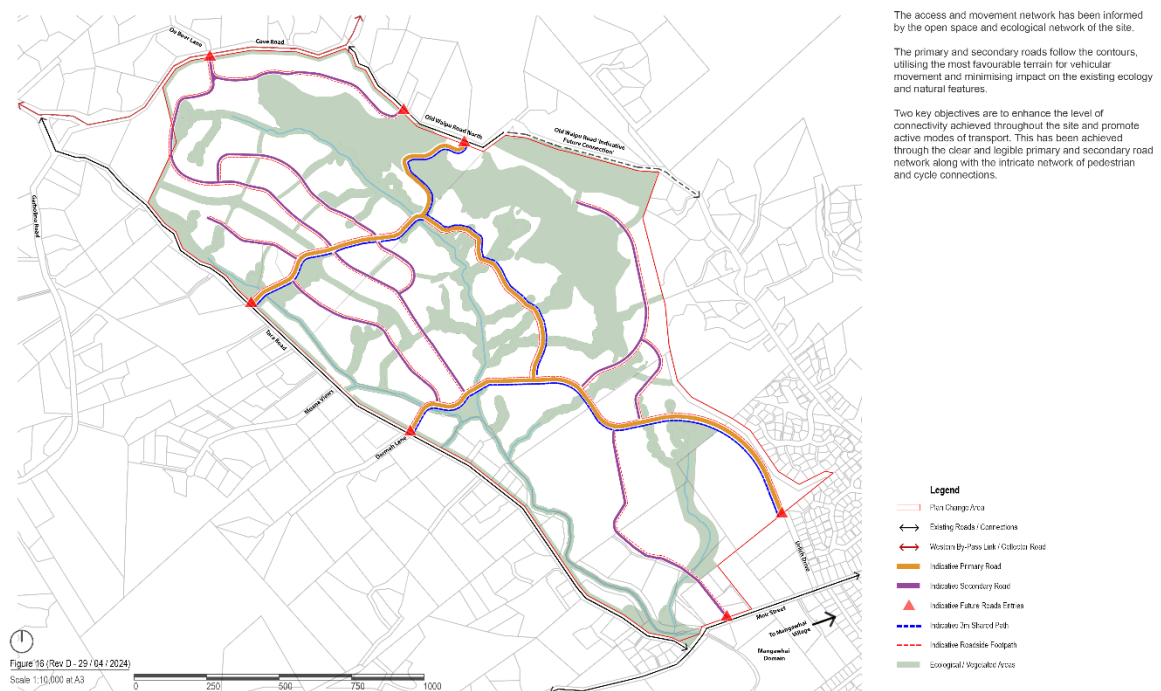


Figure 8 - Mangawhai Hills Structure Plan-Access and Movement Network (by Reset)

In addition, the provision of a well-connected internal movement network together with opportunities for access to multiple public roads surrounding the Site enables connections to the wider areas including but not limited to the following:

- Connections to Mangawhai Village via Moir Street

- Connections to Mangawhai Central via Moir Steet – Molesworth Drive and future connection between Old Waipu Road North and Old Waipu Road
- Connections to Mangawhai Heads via Moir Street – Molesworth Drive corridor and the proposed western by-pass link along Cove Road.
- Connections to the wider rural areas via Tara and Cove Roads

Overall, the PPC provides for a good level of connectivity within the Site and to the Mangawhai urban areas as well as the wider rural hinterland. It also aligns with the KDC outcome 3.7.8 and responds to the ‘Connections’ of the Seven Cs.

6.7 Provide a well-connected network of open spaces which integrates with the natural features of the area

The PPC fundamentally protects and enhances environmental characteristics with pedestrian access provided where practicable by way of greenway routes. The greenway network provides direct access to the esplanade reserves of the existing streams, the wetland margins and the significant bush areas. The indicative greenway routes in the Structure Plan are well located to ensure the integration of the proposed residential developments with the natural features.

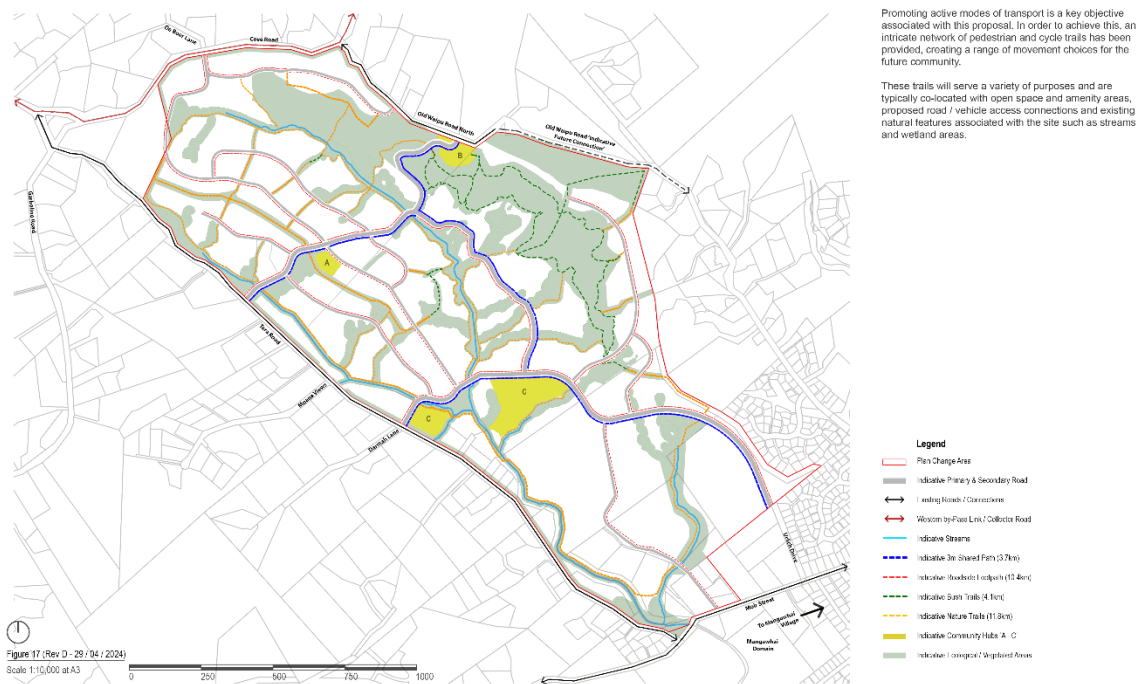


Figure 9 -Mangawhai Hills Structure Plan-Walking and Cycling Network (by Reset)

Specific planning provision (DEV1-S18) requires that ‘1. All residential allotments shall be located within 400m of an active open space area. 2. Any active open space area shall be no less than 300m² in area. 3. All active open spaces shall include flat open spaces suitable for a range of informal recreational activities.’ This approach to open space provision, although is to be delivered at later subdivision stages of development, is considered appropriate and future-proof whilst being flexible as design detail/devfvelopment progresses.

It is noted that public road access along the stream corridors has not been promoted within the development, rather a series of linear open spaces are proposed to broadly enable pedestrian and cyclist connections along/between the stream valleys. This approach has been driven by the retention of the numerous wetlands along the streams and the incised and steep landforms often within the stream gullies.

Overall, the proposed Structure Plan and planning provisions provide for a clear open space framework that a well-connected and interlinked open space network with the integration with the site's natural characteristics can be expected.

Collectively, it is considered the proposal aligns with the KDP objective 3A.4.4 and positively responds to the 'Connections' and 'Custodianship' of the Seven Cs

6.8 Align with the guiding principles and matters set out in the Mangawhai Structure Plan and the associated Mangawhai Design Guidelines

The proposed PPC reflects the guiding principles set out in the Mangawhai Design Guidelines for the following reasons.

- The PPC supports the creation of a sustainable design by:
 - Positively responding to and integrating the environmental features and natural landscape;
 - Providing roads that respond to the local topography and minimise earthworks;
 - Utilising specific planning controls to manage the built character effects and ensure anticipated subdivision outcomes can be achieved;
- The PPC facilitates connectivity and access by:
 - Providing a well-connected and interlinked road network;
 - Providing access to the surrounding neighbourhood and wider Mangawhai urban areas;
 - Integrating shared paths within the primary road reserves and on-road footpaths along secondary roads to provide primary pedestrian and cycle access across the PPC area;
 - Creating greenway links to the stream corridors, wetland margins and significant vegetation areas and integrating natural features with the proposed residential neighbourhood.
- The PPC reflects the low impact design by:
 - Providing for on-site stormwater retention and detention to reduce stormwater runoff
 - Other measures including a detailed stormwater assessment report to be included at subdivision consent stages to ensure the proposal will have a low impact on the environment.

Overall, the proposal appropriately responds to the Mangawhai Design Guideline, although many of the design details are to be further addressed through future subdivision and land use consents.

7 CONCLUSION

In summary, the proposed PPC subject to the revised structure plan and planning provisions will have a number of positive urban design effects and aligns well with the planned growth of Mangawhai.

The PPC successfully adopts a regenerative design approach that effectively provides for environmental protection and integration with natural features.

The proposed large lot residential development represents a logical response to the site and surrounding context, taking into account the existing semi-rural character within the immediate neighbourhood and the topographic and ecological constraints of the Site.

Planning provisions are considered effective in ensuring a high quality residential environment and mitigating built character and environmental effects on the surrounding neighbours.

The PPC will also provide a well-connected network of vehicular, pedestrian, and cyclist connections, enhancing accessibility within the site and to surrounding areas. Additionally, it incorporates an interlinked open space network that promotes pedestrian access to natural features while enabling additional linkage between the residential neighbourhood and its natural landscape setting.

Overall, it is considered the proposed positively reflects the desired outcomes sought by the RPS and the KDP and aligns well the best practice urban design requirements set out by the NZUDP.

In conclusion, the proposed PPC can be supported from an urban design perspective.