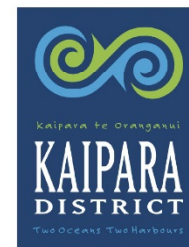




PHASE I
MANGAWHAI TOWN PLAN
urban design study



Mangawhai Town Plan

URBAN DESIGN STUDY PHASE 1

July 2016

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INTRODUCTION



Introduction

MANGAWHAI TOWN PLAN

Mangawhai is highly regarded by the local community and its visitors for its outstanding coastal environment, harbour and coastline. Over the recent decade it has developed into a popular recreation and residential destination and is currently experiencing a strong period of growth.

The Council is responding to this growth by ensuring adequate services are provided to support new housing and businesses, the District Plan is reviewed to provide appropriate zoning, and ensuring that the unique coastal environment and character of Mangawhai is maintained and enhanced.

Kaipara District Council (the Council) is therefore currently preparing the draft Mangawhai Town Plan (MTP). The MTP builds on the principles established in the Mangawhai Structure Plan (2005) particularly from a built form and infrastructure perspective. The purpose of MTP is to provide a strategic planning framework to manage the growth of Mangawhai in a way that ensures quality design, environmental and development outcomes, and sufficient supporting infrastructure.

TOWN CENTRE ZONE – RESIDENTIAL

There is increasing demand for low maintenance holiday houses in the Mangawhai area and developers wanting to create smaller lot sizes for buyers in response to this market.

In order to retain the open, informal, beach look and feel of Mangawhai with its low rise bach-styled housing, the Council is proposing as one of the core principles of the MTP, to concentrate higher density housing within a Town Centre Zone around the key nodes of Mangawhai Village and the Wood Street shopping centre.

The Council sees an opportunity to concentrate smaller lot sizes (approximately 500m²) within walking distance of these villages centres, where there is existing community and economic infrastructure. Larger lot sizes and the open landscape feel of the remainder of Mangawhai can then be retained and protected.

Figures 1 and 2 below identify the location of the Town Centre Zones and the extent of the Medium Density Residential Areas (orange) within these zones.

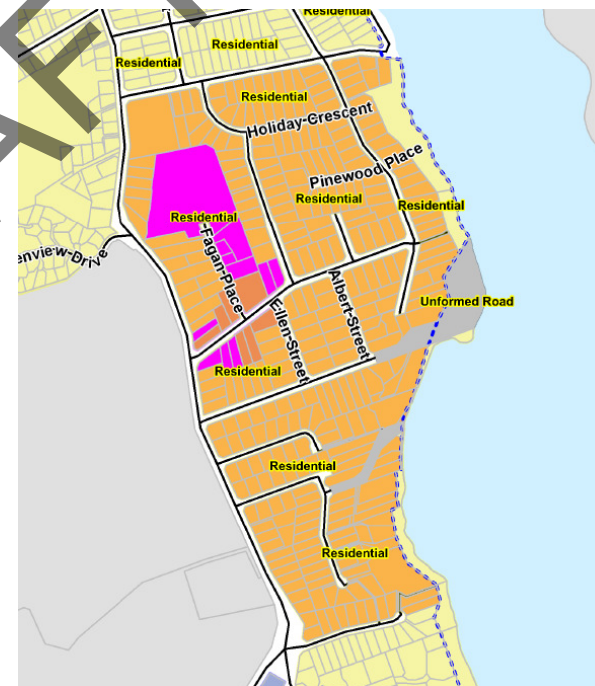


Figure 1 Town Centre Zone around the Wood Street shopping area and Medium Density Residential Areas (orange) within this zone

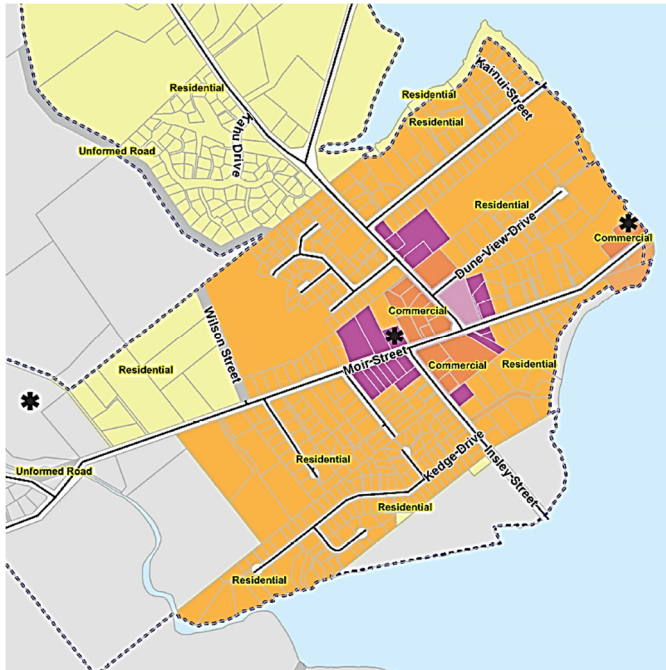


Figure 2 Town Centre Zone around the Mangawhai Village shopping area and Medium Density Residential Areas (orange) within this zone

HARBOUR FRINGE STREETSAPES

The Council has also identified the need to protect the character and amenity of Mangawhai Harbour and the eastern coastline of Molesworth Peninsula by managing growth and development in the streetscapes that are visible from these areas.

Figure 3 provides an indication of those streetscapes that may be visible from the harbour and eastern coastline of the Peninsula. These streetscapes are identified with a blue hatching and are referred to as Harbour Fringe Streetscapes.

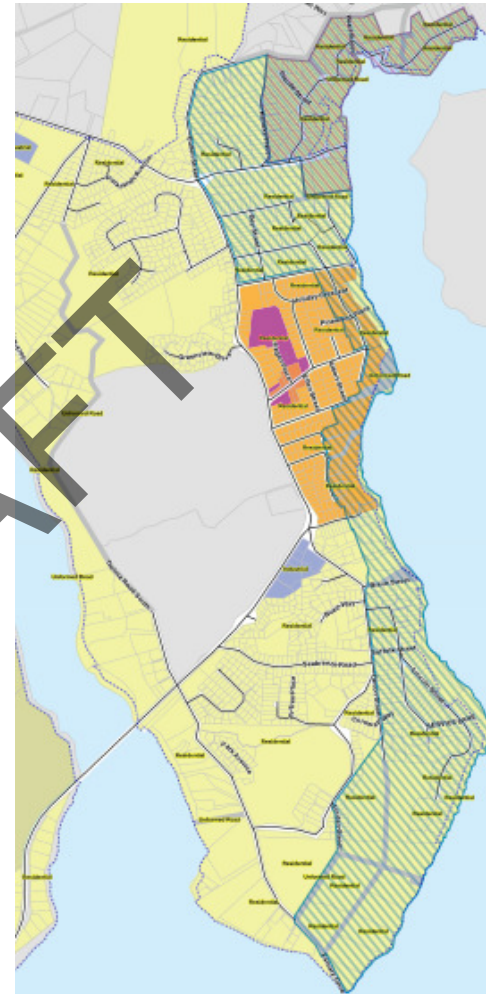


Figure 3 Indicative Harbour Fringe Streetscapes

URBAN DESIGN STUDY PHASE 1

A workstream was identified by the Council as part of the MTP process to carry out an Urban Design Study.

The purpose of this study is to identify appropriate district plan methods (including Urban Design Standards) that would help to maintain the character and amenity of the residential areas in the Town Centre Zone, and protect the natural amenity and character of the of the harbour, coastline and Barrier Spit ONL, as Mangawhai develops and intensifies over time.

The Council commissioned Opus International Consultants to undertake Phase 1 of the Urban Design Study, which is the subject of this report.

Phase 2 of the Urban Design Study involves the preparation of the methods that are identified as part of Phase 1. Phase 3 involves the implementation of the methods into the Kaipara District Plan through a Plan Change process.

This report is a summary of the findings of the Urban Design Study Phase 1, and discusses the following:

- The policy framework for addressing character and amenity in Mangawhai
- Context analysis of Mangawhai's character and amenity;
- Case studies of different district plan approaches to maintaining and enhancing character and amenity; and
- District plan strategy for the Kaipara District Plan (KDP) and recommended methods.

The consultant team used to carry out this study included planners, urban designers, landscape architects and architects.

The following information sources were used to undertake this study:

- Site visits including a walkover of the Town Centre Zone and Harbour Fringe Streetscape areas;
- Desk-top assessment of the area using Google Earth;
- Discussions with Council officers;
- Desktop review of the fieldwork data collected by the Council, community survey and stakeholder interviews;
- Desktop review of the Northland Regional Policy Statement, Estuary Estates Design and Environmental Guidelines, Mangawhai Structure Plan/Design Guidelines and the Residential, Overlays and Business Chapters of the Kaipara District Plan;
- Desktop review of the Coastal Hazards Kaipara District Council Commissioner Briefing, Land Development and Density Report, MTP Growth and Development Outlook Report, Mangawhai Traffic Management and Public Space Strategy; Mangawhai Water and Fire Supply Options Feasibility and Cost Analysis;
- Desktop review of case study district plans; and
- Internal workshops with the consultant team.

POLICY FRAMEWORK



Policy Framework

This section identifies the policy framework for avoiding adverse effects on and maintaining the amenity and character of the built and natural environment.

This framework helps to identify the types of issues that need to be addressed in any new provisions to the KDP relating to character and amenity, as well as the types of methods that might be appropriate for addressing these issues.

The policy framework for addressing issues relating character and amenity in the residential areas of the new Town Centre Zone and adjoining the coastal environment along Molesworth Peninsula, is provided in the following documents:

- Resource Management Act (1991);
- Northland Regional Policy Statement (2016);
- Kaipara District Plan (2013);
- Mangawhai Structure Plan (2005).

RESOURCE MANAGEMENT ACT (1991)

The Resource Management Act (RMA) has formal requirements that councils must fulfil when they prepare district plans.

Section 5 (Purpose) of the RMA requires the sustainable management of natural and physical resources in a way that enables people and communities to provide for their social, economic, and cultural well-being while avoiding, remedying or mitigating any adverse effects of activities on the environment.

Environment is defined in the RMA as including amenity values. Amenity values are defined as being those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Section 6 (Matters of national importance) of the RMA requires territorial authorities to recognise and provide for, in relation to managing the use, development, and protection of natural and physical resources, the preservation of the natural character of the coastal environment (including the coastal marine area), and the protection of outstanding natural features and landscapes.

Section 7 (Other matters) of the RMA requires territorial authorities, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to the maintenance and enhancement of amenity values:

NORTHLAND REGIONAL POLICY STATEMENT (2016)

The Northland Regional Policy Statement (RPS) was made operative on 9 May 2016 and provides an overview of the region's resource management issues as well as identifying the objectives, policies and methods to achieve the integrated management of Northland's natural and physical resources.

Regional and district plans must give effect to regional policy statements.

An assessment of the regional policy context for issues relating to character and amenity has been carried out to identify those aspects of the RPS that must be given effect to in any new provisions in the Kaipara District Plan.

Built Form and Urban Design

Built form and urban design are a key issue identified in the RPS of relevance to this study. Here the resource management issue is identified as:

Unplanned and un-coordinated development and poor urban design can lead to reduced levels of amenity, higher infrastructure costs, and reduced community wellbeing.

Policy 5.1.1 of the RPS seeks to ensure that any development maintains or enhances the sense of place and character of the surrounding environment. It requires subdivision, use and development to be located, designed and built in a planned and co-ordinated manner that is guided by the Regional Urban Design Guidelines in Appendix 2 Part B.

This guideline recognises that quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. It identifies a series of principles that quality urban design achieves. Those of relevance to this study are as follows:

- Recognises and builds on landscape context and character.
- Reflects the unique identity of each town, city and neighbourhood and strengthens the positive characteristics that make each place distinctive.
- Creates safe, attractive and secure pathways and links between neighbourhoods and centres.
- Maintains landscape values, ecological services and cultural values.

The Coastal Environment, Outstanding Natural Character, Outstanding Natural Landscapes, and High Natural Character

The following regional designations are of relevance to the study area and are identified in Figure 4 below:

- Coastal Environment;
- Outstanding Natural Character;
- Outstanding Natural Landscapes; and
- High and Natural Character.

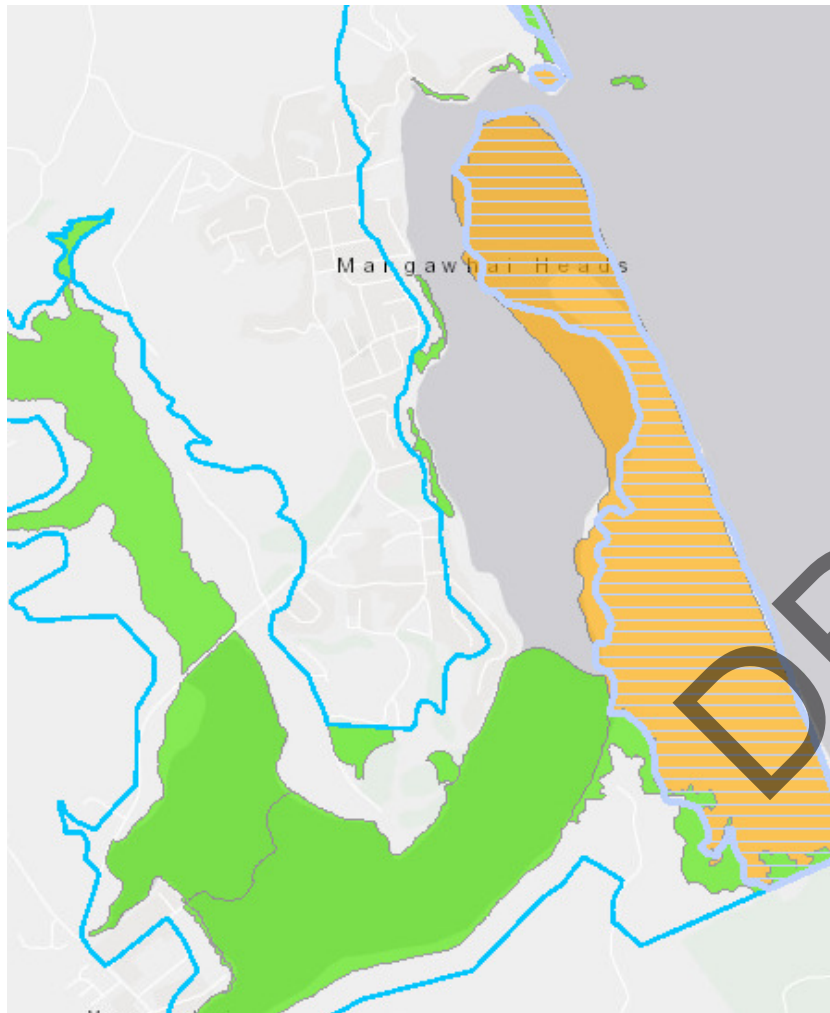


Figure 4: RPS Map for Mangawhai Heads showing the Coastal Environment (blue line), High Natural Character Areas (green) Outstanding Natural Character areas (orange) and Outstanding Natural Landscapes (light blue lines).

The Coastal Environment runs through parts of the new Town Centre Zone and indicative Harbour Fringe Streetscape areas. The RPS sets out those aspects that council must give effect to when looking at any development in coastal areas. Of particular relevance to this study is the need to maintain and enhance public access, open space, and amenity values.

- Properties within the indicative Harbour Fringe Streetscape areas are situated within the wider setting of the Mangawhai Barrier Spit, which is an area of Outstanding Natural Character and an Outstanding Natural Landscape under the RPS.
- There are also small areas of High Natural Character identified along the eastern coastline of Molesworth Peninsula that are within the indicative Harbour Fringe Streetscape areas.
- The RPS seeks to avoid adverse effects of subdivision, use, and development on the characteristics and qualities which make up the outstanding values of areas of Outstanding Natural Character and Outstanding Natural Landscapes.
- The RPS also seeks to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on areas of High Natural Character.
- Methods which may achieve this (of relevance to this study) include:
 - Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins;
 - In areas of High Natural Character, minimising the extent of indigenous vegetation clearance and modification (including earthworks) to the coastal marine area and its margins; and
 - Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.

KAIPARA DISTRICT PLAN

Overlays

The study area is located within the East Coast and Mangawhai Harbour Overlays, which seek to preserve and enhance the natural character and amenity values of the coastal environment by managing the location, scale and design of development, particularly with respect to built form.

Outstanding Natural Landscapes

Properties within the indicative Harbour Fringe Streetscape area are also situated within the wider setting of the Mangawhai Barrier Spit, which is an Outstanding Natural Landscape (ONL) in the KDP.

The location of the ONL is identified in Figure 5.

The Mangawhai Barrier Spit ONL is described in the KDP as follows:

The area comprises a 4km long spit of sand dunes, ocean beach and estuarine shore which separates the Mangawhai Harbour from the open sea. It ranges from 200m in width at its narrowest, to over 1km wide at its base. While predominantly natural and unmodified, small areas of exotic tree species, such as pines and wattle detract from the naturalness of this area.

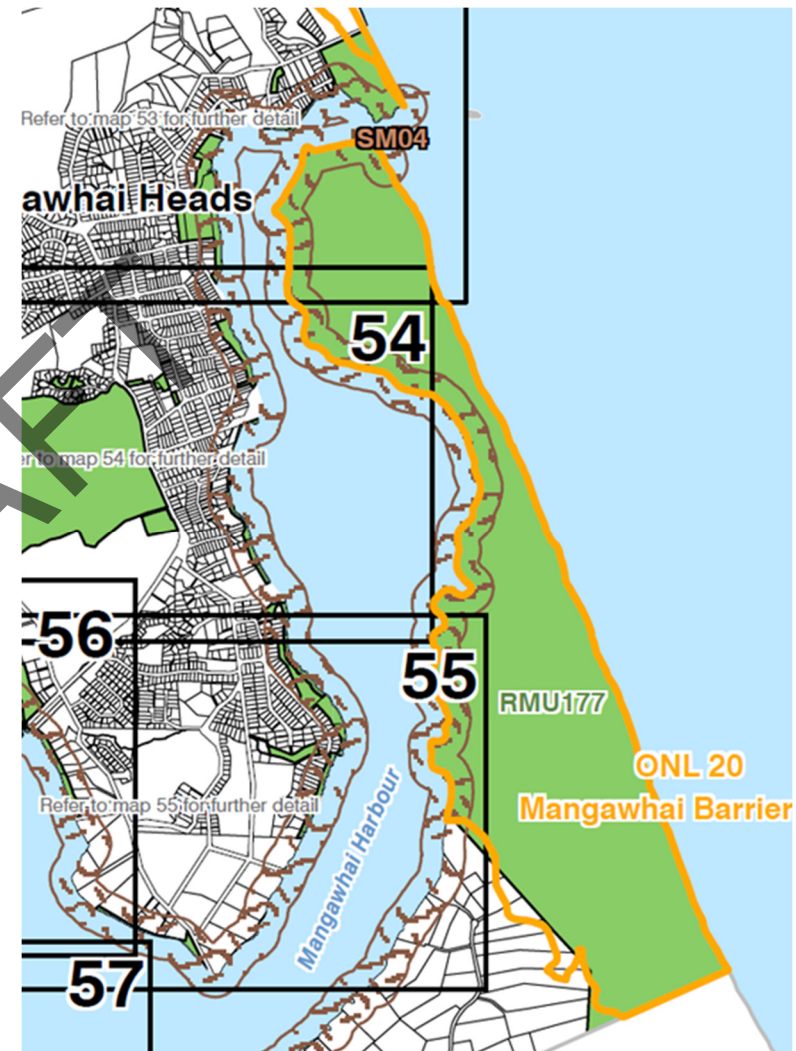


Figure 5: Location of Mangawhai Barrier Spit ONL in Kaipara District Plan

Policy 18.6.1 of the KDP seeks the following with regards to ONLs:

- Identifying and confirming the extent, values and characteristics of ONLs;
- Managing the potential adverse effects of activities including earthworks, vegetation clearance and the location, scale, design and external appearance of buildings, structures and accessways;
- Recognising the importance of views of ONLs; and
- Avoiding subdivision, use and development that would have significant adverse effect on the values of ONLs, particularly when viewed from public places including public roads.

The key method for achieving this policy is, if a resource consent is required, the inclusion of assessment criteria in the zone chapters relating to assessing the effects of selected activities (subdivision, excavation and fill, indigenous vegetation clearance) on the ONL.

Character and amenity

The study area is located within the Residential Zone of the KDP. The Residential and Overlays Chapters of the KDP together provide a policy framework for minimising adverse effects on amenity, and protecting character and sense of place.

The explanation of the Residential Chapter objectives and policies states that:

Ongoing subdivision and development of land can result in adverse effects on the natural environment, including the amenity values and character of residential areas. Indigenous vegetation near the coast and throughout the residential environment, as well as existing landforms, are a significant component of natural character, and contribute to the quality of landscapes as well as supporting the functioning of ecosystems. It is important that these natural features are protected where development occurs and restored where such habitats are damaged.

This is tempered with the need to not place undue restrictions on the ability for activities to be undertaken within the Mangawhai Harbour Overlay (policy 4.5.17).

There are also few provisions within these chapters that seek to ensure that new developments are compatible with the character and amenity of the surrounding environment. New activities within the Residential zone and Overlays are permitted unless the activity does not meet a performance standard. The activity is then a Restricted Discretionary or Discretionary activity, and required to be assessed against a series of assessment criteria including locality, residential character and amenity values. However, a proposal is only assessed against these criteria if a performance standard has been breached.

The Estuary Estates Chapter is more specific around the need to provide for residential living with a strong neighbourhood character in the Estuary Estates area. The policies for this area seek to control the built form and scale of buildings to ensure a high standard of design which relates positively to the street and is sensitive to surrounding properties. All new buildings are R(D)A and are assessed against the Estuary Estates Design and Environmental Guidelines, which includes matters relating to building design.

MANGAWHAI STRUCTURE PLAN

The Mangawhai Structure Plan was adopted by Council in January 2005 and is designed to direct future development whilst managing the effects of growth in the area. The Structure Plan is divided into Policy Areas that relate to topics including the Mangawhai Residential area on Molesworth Peninsula (Policy Area 3) and Mangawhai Village (Policy Area 8).

The Structure Plan describes the Mangawhai Residential Policy Area 3 as follows:

“Roads are exemplified by... a lack of kerb and channelling and other built stormwater management elements...relatively wide grass berms and verges and a minimal number of footpaths...unsealed residential driveways (or a lack of formal driveway access), a general lack of formal boundary fencing or other boundary delineation (apart from amenity vegetation planting) and dwellings that are generally set back from the road.

Traditional ‘back’ settlement building form, bulk and construction are generally small scale, with varied use of traditionally light frame construction and external

materials such as cement board or weatherboard. The result is an eclectic mix of modest dwelling types.

Exceptions to these general characteristics occur on the more elevated cliff top sites along the Molesworth Peninsula....Dwellings in these areas contrast with the more traditional patterns... and are characterised by more substantial building form and bulk, are often multi storied, have a tendency to occupy building platforms in prominent ridge line or elevation positions, utilise a more diverse mix of modern building materials and generally lack the amenity provided by mature vegetation.

The key issue of relevance to this study identified in the Structure Plan is the changing character of residential development resulting in reduced amenity values. Examples include increased bulk and size of new residential buildings relative to the existing beach settlement character, and reduced setbacks and natural amenity/open spaces.

The recommended implementation strategy includes changes to the District Plan that address:

- Built form guidelines;
- Design and appearance standards.

It also includes the development of design principle guidelines that appropriately address:

- Clustering of buildings;
- Infill housing amenity;
- Building bulk, form, setback and materials;
- Design and appearance outcomes;
- Amenity effects of infill on lower density sites; and
- Retention of significant existing trees

CONTEXT ANALYSIS



Context Analysis

SUMMARY OF ANALYSIS

The consultant team, which consisted of planners, landscape architects and urban designers, carried out a context analysis of Mangawhai Village and Mangawhai Heads to identify some of the key elements that contribute to Mangawhai's character, amenity, aesthetic coherence, and overall sense of place.

The analysis also identified some of the key threats to retaining Mangawhai's character and aesthetic coherence in the Town Centre Zone and Harbour Fringe Streetscape areas that might result from growth and development in these areas.

The analysis included site visits, desk-top assessment of the area using Google Earth, discussions with Council officers, desk-top review of relevant planning documents and research, and internal workshops with the consultant team.

To follow is summary of the findings of this analysis.

It is recommended that further work be carried out, including a Landscape and Visual Assessment and further consultation with the local community, to confirm the values that contribute to Mangawhai's character and aesthetic coherence, and that should be retained and enhanced as the area grows and develops.

KEY ELEMENTS THAT CONTRIBUTE TO MANGAWHAI'S CHARACTER, AMENITY AND AESTHETIC COHERENCE

High level of natural character

- Mangawhai Harbour and coastline, Barrier Spit, and surrounding parkland, recreational and rural settings provide the backdrop to and are visible from within the residential areas.
- Public open spaces including Alamar Reserve and the esplanade reserves along the harbour edge give a sense of openness and natural amenity.
- A high level of natural amenity in streetscapes from:
 - Established, native and coastal planting in private front and side yards, especially in older areas. Provides for privacy without the need for fencing.
 - Informally grassed/shared surface road and footpaths, with natural stormwater swales in new streets.
 - Large areas of mature, native and exotic vegetation, particularly where topography undulates.



Photo 1: Harbour and coastal setting to Mangawhai Heads



Photo 2: Established planting in front yards and informal grassed verge



Photo 3: Large areas of established vegetation on steeper terrain

Sense of openness / community

- 'Unwritten rules' that existing community understands and values.
- No, low or permeable boundary treatment.
- Continuation of grassed road verge into private front yard.
- No or 'low-key' delineation between public and private realm and from one property to another. 'Porosity' or property.
- Open decking facing street/public realm.
- Main windows facing street/public realm.
- Garaging at side/rear or absent.
- High level of natural surveillance.
- All contributing to sense of openness and ownership of the street and public realm, a high level of natural surveillance and a strong community feel.



Photo 4: Open decking and primary windows facing the public realm



Photo 5: No front and side yard boundary treatment



Photo 6: No and low/permeable boundary treatment, garaging to the side and not dominating the street frontage

Informal 'bach' aesthetic

- Modest roof design - mono and dual pitch roofing most common.
- Natural timbers, board and batten, and weatherboarding prevalent.
- Muted/natural/recessive/coastal colour scheme, looking to/reflecting surrounding natural environment (light greys, whites, fauns, light blues).
- Natural treatment of driveways and parking areas common including use of grass, natural paving, gravel, shell and exposed aggregate.



Photo 7: Modest roof design, colour scheme reflecting surrounding environment



Photo 8: Exposed aggregate driveway, natural cedar cladding, modest roof design with mono pitch



Photo 9: Shell/gravel treatment of driveway, recessive colour schemes, board and batten cladding

Low scale height and massing

- Buildings not imposing on the streetscape.
- One to two storeys in height.
- Two storey buildings tending to be on steeper properties and/or to maximise coastal/rural views.
- Ground floor often recessed back and second floor articulated with cantilevered deck, differentiating between floors and breaking up form and massing of the building.
- Buildings not 'crowded' - set back from street, separation between dwellings, low building site coverage.



Photo 10: Two storey buildings with cantilevered decks breaking up massing



Photo 11: Low scale height and massing



Photo 12: Separation between buildings and front yard set backs

POSSIBLE THREATS TO RETAINING MANGAWHAI'S CHARACTER, AMENITY AND AESTHETIC COHERENCE IN THE TCZ RESIDENTIAL AREAS

Poor relationship to the street

- New dwellings collectively reducing sense of openness/community through poor relationship to street.
- Population increase and resulting increased use of public realm leading to residents feeling too exposed and less tenable to concept of openness.
- High, close-boarded fences creating hard edged barrier between public and private realm
- CPTED issues created through reduced natural surveillance from:
 - Blank walls/gable ends
 - Dwellings facing 'inwards' with entrances to the side
 - No, few, small windows facing the street
 - Garaging dominating street frontage



Photo 13: Blank gable end facing street with entrance to the side



Photo 14: Garaging dominating street frontage



Photo 15: High, close-boarded fences creating hard edged barrier to the street

Imposing height, scale and design of buildings

- Formal/grand design of buildings and boundary treatments imposing on surrounding natural and built form context.
- Large massing of buildings dominating site and streetscape.
- Monolithic cladding with little façade articulation/recession to break up massing and verticality of buildings.
- Hard/formal materials not in keeping with informal, traditional coastal character.
- Strong colour schemes (reds, dark greys, bright colours) not in keeping with natural surroundings, dominating and detracting from the surrounding natural landscape and streetscape.



Photo 16: Strong colour scheme not in keeping with natural surroundings



Photo 17: Large massing of buildings dominating the site and streetscape



Photo 18: Hard/formal materials no in keeping with informal coastal character

Engineering standards impacting on streetscape amenity

- 'Two water tanks/site' requirement causing sites to be dominated by large, unattractive structures that are difficult to screen/mitigate, particularly on smaller sites;
- 'No reverse manoeuvring' rule with 8m on-site turning circle creating large areas of hard impermeable surfaces in front yards, degrading natural amenity of streetscapes.
- Formalisation of roading infrastructure into hard-surface footpaths with kerb and channel stormwater design, particularly in highly trafficked areas, degrading natural amenity of streetscapes.
- Need for more natural design/materials similar to Alamar Reserve upgrade in future streetscape upgrade.



Photo 19: Two above ground water tanks dominating front yard



Photo 20: Large areas of hard impermeable surfaces detracting from amenity of streetscapes



Photo 21: Hard surface footpaths with kerb and channel stormwater design degrading natural amenity of the neighbourhood

Loss of natural amenity

- Loss of vegetation on private property within front/side yards due to site redevelopment.
- Removal of mature native vegetation, particularly in steeper areas, due to lack of protection.
- Formalisation of roading infrastructure due to increased traffic/parking.
- Driveways with hard impermeable surfaces cutting across grassed verges and into front yards.
- Cumulative impact on natural amenity of streetscape greater due to lack of established street trees in road reserve.



Photo 22: Lack of street trees in road reserve



Photo 23: Lack of vegetation in front and side yards

ELEMENTS WITHIN THE HFS AREAS THAT CONTRIBUTE TO THE CHARACTER AND AMENITY OF THE HARBOUR, COASTLINE AND ONL

Cliff-line key defining feature of coastal edge

- Topography rises dramatically up from the coastal edge with a cliff-line formation.
- Cliff-line extends from north to south along the eastern edge of Molesworth Peninsula.
- Key defining feature of the character of the coastline.
- Buildings are located on the low-lying flat areas or along the cliff-top, not cantilevering off or built into cliff-face, reinforcing the cliff-line feature.



Image 1: Cliff-line extends along eastern edge of Molesworth Peninsula



Image 2: Buildings located on cliff-top and open spaces on low-lying areas reinforcing cliff-line feature

Buildings integrated into the steep topography of Mangawhai Heads

- Buildings not cantilevering out or perched in an incongruous way to the natural topography of Mangawhai Heads

Built form, particularly in low-lying areas, contains strong Mangawhai aesthetic

- Sense of openness
- Non imposing building form
- Informal design and appearance



Image 3 and Photo 24: Topography of Mangawhai Heads and buildings integrated into this terrain



Photo 25: Built form in low lying HFS areas with non-imposing building form



Photo 26: Built form in low lying HFS areas with strong sense of openness and natural surveillance of public realm

Large areas of established vegetation bring high levels of natural character and amenity

- Established vegetation along cliff-line softens the cliff-edge and brings character and amenity to the harbour and coastline.
- Established vegetation along Molesworth Peninsula screens buildings from the coastline and adds to the natural amenity of the harbour.
- Mature vegetation on Mangawhai Heads screens buildings from the coastline and adds to the natural amenity of the harbour.
- Contrasts with the openness and bareness of the Mangawhai Barrier Spit on the opposite side of the harbour.



Image 3 and Photo 27: Large areas of established vegetation along Molesworth Peninsula softening cliff-edge and bringing character and natural amenity to harbour



Photo 28: Mature vegetation on Mangawhai Heads adds to the character and natural amenity of the harbour

Open spaces within low lying areas

- Alamar Reserve and esplanade reserves bring open space setting to the harbour and coastline.
- Informal/coastal character of Mangawhai Heads Holiday Park reinforces coastal setting.

Viewshafts towards to the harbour and Barrier Spit from within the HFS areas

- Legibility of where the harbour, its coastline and the Barrier Spit are from within established residential areas.
- Mangawhai bach aesthetic and natural amenity complementary to and not distracting from viewshafts of the harbour.



Photo 28 and Image 4: Mangawhai Heads Holiday Park reinforces coastal setting.



Photo 29: View down North Ave towards the harbour



Photo 30: View at end of Wood Street coastline

THREATS TO THE HFS AREAS THAT COULD IMPACT ON THE CHARACTER AND AMENITY OF THE HARBOUR, COASTLINE AND ONL

- Imposing buildings (scale, massing, materials, colours) that dominate/detract from the natural character and amenity of the harbour, coastline and ONL.
- Loss of views to the eastern harbour-coastline from within existing residential areas.
- Buildings cantilevering off/incongruous to the cliff-line and Mangawhai Heads topography, losing legibility of the landscape context.
- Loss of established vegetative screens along cliff-line/Mangawhai Heads.
- Loss of the campground.



Photo 31: Imposing built form detracting from natural amenity of the cliff-edge and coastline

CASE STUDIES



Case studies

A series of case studies on other district plans in New Zealand have been carried out to see how they have addressed the issue of maintaining character and amenity in growing coastal and rural settlements. This is to assist with identifying appropriate district plan methods for the Town Centre Zone and Harbour Fringe Streetscape areas in the KDP.

The relevant provisions of the following district plans are discussed in this section of the report:

- Far North District Plan
- Thames Coromandel District Council Operative District Plan
- Thames Coromandel District Council Proposed District Plan
- Whangarei District Plan
- Western Bay of Plenty District Plan
- Proposed Auckland Unitary Plan (track changes version)
- Wellington City District Plan

FAR NORTH DISTRICT COUNCIL

One example of the Far North District Council protecting amenity is in their Coastal Living Zone. While the densities are different to those proposed for the Town Centre Zone residential areas in Mangawhai (as this is a lifestyle rural zone with a minimum site size of 4ha) the treatment of these areas could be used as an example of how district plan methods can identify specific amenity outcomes.

Here the only permitted level of a dwelling is less than 50m² or any alterations/additions which do not exceed 30% of the floor area of the existing building. Any other dwelling is a Controlled Activity.

Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.7.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent. When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- I. the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;
- II. the colour and reflectivity of the building;
- III. the extent to which planting can mitigate visual effects;
- IV. any earthworks and/or vegetation clearance associated with the building;
- V. the location and design of associated vehicle access, manoeuvring and parking areas;
- VI. the extent to which the building will be visually obtrusive;
- VII. the cumulative visual effects of all buildings on the site;
- VIII. the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- IX. the extent to which private open space can be provided for future uses;
- X. the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment; and

- XI. the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

THAMES COROMANDEL DISTRICT COUNCIL (TCDC) OPERATIVE DISTRICT PLAN

In the Thames Coromandel Operative District Plan the most similar zone to the proposed Town Centre Zone would be the Coastal Zone. Here the minimum lot sizes are 800m² and 600m² dependent on the area. The development controls include 3m yards with garages set back 5m, 2m and 45 degree height to boundary controls and site coverage of 35%.

The relevant objectives and policies for 'Settlements and Amenity' are as follows:

Objectives:

- 1 To maintain and enhance the amenity values, landscape character and coherence of the District's towns and settlements.

Policies:

- 2 To ensure the character of the built environment, including commercial, housing and subdivision design, is coherent with the landscape character and amenity values of the immediate and surrounding area.
- 3 To ensure that activities locating in towns do not detract from the vitality of town centres and retain the amenity values of residential areas.

The relevant method this policy direction informs is the requiring of a design assessment of buildings in the coastal residential policy area and other locations where an assessment of the design of buildings is justified.

Houses in the Coastal Zone are controlled activities and the matters of control include colour, reflectivity, bulk (especially height), extent of vegetation clearance (especially Manuka), location of the building in relation to headlands, ridgelines and its prominence when viewed from the sea and public roads or cultural or heritage

sites, location of buildings in relation to cultural or heritage resources and the relation to indigenous vegetation.

Designs are required to display the following characteristics:

- Use exterior colours which harmonise with the tonings of the remaining indigenous vegetation where the house or building is visually intrusive and certain colours would mitigate the effects. There are standard Coastal Zone design colours that are appropriate.
- Use exterior materials that are not highly reflective, use the minimum amount of shiny metals, do not have large areas of glass relative to the bulk of the building.
- Have limited bulk, and where the house begins to approach the maximum site coverage permitted in the policy area (and especially if it is two storey), be comprised of a broken form rather than comprised of a few large masses.
- Involve the minimum amount of vegetation clearance, especially manuka. Because much of the former manuka has been cleared, that remaining assumes greater importance in the overall visual impact of the settlement.
- Be located away from headlands and ridgelines and avoid prominent landscape features.
- Avoid buildings impinging on the skyline.
- Light spill at night.

A number of non-statutory documents/guidelines are included in the plan which relate to specific character areas including the Whitianga Character Area, Coromandel Character Area and Whangapoua Character Area. These guidelines set out the important characteristics of each area.

THAMES COROMANDEL DISTRICT COUNCIL (TCDC) PROPOSED DISTRICT PLAN

Coastal Living zone applies to coastal settlements where the minimum site size is 800m². One dwelling per site is a permitted activity provided it meets general development controls.

If these controls are not met, then one dwelling per lot is a Restricted Discretionary Activity. Council restricts its discretion to the effects of not meeting the standards, the suitability of the site for the scale of the proposed activity and infrastructure provision. So it seems TCDC has moved away from a more prescriptive approach to controlling building design in these areas.

WHANGAREI DISTRICT PLAN

Here any dwelling in the Coastal Countryside Environment is a restricted discretionary activity. Discretion is restricted to:

- Extent of visual intrusion from the building;
- Colour and design;
- Landscaping;
- Effects on landscape values;
- Size and shape of the site;
- Alternative building locations;
- Effects on the character of the coastal environment;
- Visibility from road and public places;
- The effect on the appearance of skylines and ridgelines;
- The impact of mineral extraction on residential safety and amenity including noise, traffic, dust, vibration and visual effects.

WESTERN BAY OF PLENTY DISTRICT PLAN

The Western Bay of Plenty District Plan includes coastal areas like Waihi Beach, Omokoroa and Maketu.

The District Plan sets out the usual development controls of:

- Height 8m
- Daylight 2m and 45 degrees
- Front yard 4m and side 1.5m

- Building coverage of 40%.

There is a fence and wall rule where no fence can exceed 1.2m in height unless it is 60% visually permeable. Minimum site size is 350m² in Waihi Beach, 400m² in Omokoroa Stage 1, 350m² in Omokoroa Stage 2 and an average of 600m² and minimum of 350m² in Maketu.

There are some specific controls for one site in Omokoroa (Pt Allot 63 SO 423) where it is required that it meets specific yard and height controls but also reflectivity controls and no mirrored glass.

PROPOSED AUCKLAND UNITARY PLAN (TRACK CHANGE VERSION) (PAUP)

The most relevant zone in the PAUP is the Rural Coastal zone which has a set of specific development controls, which include a building height of 8m. There is however the ability to provide some variety in roof forms by allowing 50% of the roof elevation to exceed the maximum height by 1m where the entire roof slopes 15 degrees or more.

This is aimed at encouraging pitched roofs. A diagram is included in the rules to show this. Height in relation to boundary controls are 2.5m and 45 degrees with exemptions to allow for gable ends to project through this envelope.

The maximum impervious area is 35% or 1400m² whichever is the lesser and building coverage is 20% of net site area or 200m² whichever is the lesser.

Outdoor living space is required. A fence rule is included where fences within the front yard must be 1.2m or up to 1.8 is the difference between 1.2 and 1.8 if 50% is visually permeable.

Garage doors are not able to be greater than 45% of the building's front façade.

There are also very detailed assessment criteria for dwellings that are restricted discretionary activities in the Mixed Housing Suburban, Mixed Housing Urban, and Terrace Housing and Apartment Buildings zones

Some examples include:

- *Responding to the established pattern of urban development.*
- *Retaining or adapting features of the site such as site contours and/or mature trees where these features contribute significantly to local neighbourhood character.*
- *Providing for new large scale trees where large scale trees are a defining feature of local neighbourhood character.*
- *Maximising frontage orientation, including doors, windows and balconies to the street and public open space*
- *Clearly defining the boundary between the site and the street or public open space by planting or fencing.*
- *Using quality materials on the facades of buildings fronting the street and public open spaces.*
- *Integrating retaining as part of the building design.*
- *A monotonous repetition of garage doors within areas visible from the street or common areas providing outlook for dwellings within a site should be avoided.*
- *On-site stormwater management should be integrated into the site design, including landscaped areas*

For all residential development controls there are specific assessment matters included for the infringement of each control. To follow is an example of the assessment criteria for the infringement of the garage control:

- *Whether the garage is set back from the building façade to provide visual relief when viewed from the street.*
- *Whether existing or proposed trees, hedges, vegetation or other landscaping elements will screen or soften the garage or carport when viewed from the street.*

In addition to this, a design statement is required for specific activities that require consent including any activity which proposes 3 or more dwellings, any discretionary or non-complying activity involving a new building, and any building associated with

a non-residential activity. Dependent on the activity, different matters are required to be included in the design statement.

WELLINGTON CITY DISTRICT PLAN

The Wellington City District Plan has a set of design guidelines for a number of areas. This includes a number of residential guidelines which provide design assessment criteria for developments subject to a resource consent. This requirement applies to a range of development scenarios outlined in the Residential Area Rules, including some small scale infill housing developments (which may or may not include subdivision), multi-unit developments and work involving pre-1930 buildings.

Of relevance is Appendix 6: Residential Coastal Edge Character Area. This applies to parts of Owhiro Bay, Island Bay, Houghton Bay, Lyall Bay, Moa Point, Breaker Bay, Worser Bay, Karaka Bay and Evans Bay that make up the Residential Coastal Edge Area. Any application for a resource consent that is to be assessed against a Design Guide must be accompanied by a Design Statement.

DISTRICT PLAN STRATEGY



District Plan Strategy – Town Centre Zone

The context analysis section of this report identifies the key elements that contribute to the character, amenity and aesthetic coherence of Mangawhai's residential areas. It also identifies possible threats from growth and development that may adversely impact on this character and amenity, particularly in the TCZ residential areas.

This section of the report looks at whether these elements can be maintained within a district plan context and, if so, the types of methods that might be appropriate in the TCZ residential areas in order to achieve this.

Table 1 below identifies:

- Which of the key elements that can be maintained through methods in the Kaipara District Plan (KDP);
- Whether there is already a precedent within the KDP to maintain such elements; and
- Possible district plan methods to retain character and amenity in the TCZ residential areas.

Table 2 looks at the potential options for integrating the methods identified in Table 1 into the KDP.

TABLE 1: CHARACTER ELEMENTS AND METHODS TO MAINTAIN THESE ELEMENTS

KEY ELEMENTS THAT CONTRIBUTE TO MANGAWHAI'S CHARACTER & AMENITY	ABLE TO BE REQUIRED/RETAINED IN A DISTRICT PLAN CONTEXT?	CURRENTLY ADDRESSED IN THE KDP?	METHODS TO MAINTAIN CHARACTER& AMENITY IN THE TCZ RESIDENTIAL AREAS
High level of natural amenity			
Coastal, harbour, spit, parkland, recreational and rural settings/backdrops that are visible from within residential areas	Protection of rural and coastal landscapes.	Rural lot subdivision controls. Parkland and Barrier Spit as Reserve Management Areas. Barrier Spit an Outstanding Natural Landscape	N/A
Public open spaces along the harbour edge (Alamar Reserve and esplanade reserves)	Set-backs from CMA to enable esplanade reserves. Taking of esplanade reserves through subdivision consent. Open spaces identified as Reserve Management Units in the KDP.	Residential Chapter Rule 13.10.7(d) Any building is a permitted activity if it is located...30m from the Coastal Marine Area.	N/A
Established, native and 'coastal appropriate' planting in private front/side yards, especially in older areas. Provides for privacy without need for fencing.	Landscaping requirements for privacy screening and amenity. Council could off-set loss of front-yard landscaping through street-tree planting/landscaping.	Residential Chapter Rule 13.10.12 requires the area of a site covered by buildings and other impermeable surfaces to be less than 40% of net site area (including areas regularly used by vehicles whether metalled, sealed or concreted). This is aimed at reducing stormwater run-off and has additional benefit of retaining 60% of the site in natural landscaping.	Appropriate impermeable surface performance standard for 500m2 lot. Performance standard/assessment criteria that requires % of coastal appropriate landscaping in front yard and refers to Urban Design Guidelines.

Informally grassed/shared surface roads and footpaths, with natural stormwater swales in new streets.	Needs to be a Council policy to maintain a natural approach to roading, footpath & stormwater infrastructure. Alamar Reserve upgrade a good recent example.	N/A	N/A
Large areas of mature, native vegetation, particularly where topography undulates	Protection of vegetation/notable trees. Council could off-set loss of trees on private property through street-tree planting	Residential Chapter Rule 13.10.2(2)(b) requires consent for the removal of indigenous vegetation in the East Coast and Mangawhai Harbour Overlays if it is part of a continuous area of predominantly indigenous vegetation greater than 6m in height and greater than 100m ² in area. Notable Tree Chapter Rule 19.10.1 requires resource consent for the removal of Notable Trees. Notable Trees are defined as any tree or group of trees listed in Appendix 19.1 of this District Plan: Schedule of Notable Trees.	Carry out Arboricultural Assessment of the TCZ residential areas to identify trees that should be included on the Schedule of Notable Trees.
Sense of openness/community/high level of natural surveillance			
No, low or permeable front yard boundary treatment	Boundary treatment design requirements to maintain amenity and ensure pedestrian safety/CPTED through natural surveillance.	Not in Residential Chapter. Estuary Estates assessment criteria 16.3.3 for the Residential Sub-Zone <i>Fences and boundary walls facing the public street or Green Network should enable people in the development to see out to the street/Green Network from ground floor habitable rooms.</i> <i>Fences abutting the road network and public space should be as permeable as possible</i>	Performance standard/assessment criteria requiring no, low or permeable front yard boundary treatment

		without compromising the privacy of private spaces.	
Main windows facing street/public realm	Location/size/type of windows stipulated for streetscape amenity and CPTED/safety	<p>Not in the Residential Chapter.</p> <p>Estuary Estates assessment criteria 16.3.3 for the Residential Sub-Zone <i>The majority of units should be orientated so that they overlook the public street or the Green Network.</i></p>	Performance standard/assessment criteria requiring buildings to be orientated so that windows from primary living spaces overlook the public realm and that building entrances face the street.
Garaging at side/rear or absent	Requirement on location/size of garage doors for streetscape amenity and CPTED/safety reasons.	<p>Not in the Residential Chapter.</p> <p>Estuary Estates assessment criteria 16.3.3 for the Residential Sub-Zone <i>Garages and parking for all residential units should be set further back from the street than the front of any residential building or alternatively, within or at the rear of residential units to maintain safe and easy pedestrian access into any residential unit.</i></p>	Performance standard/assessment criteria requiring garages to be next to or set further back from the street than the front of the dwelling and take up no more than a stipulated percentage of the building frontage.
Open decking facing street/public realm	May not be acceptable to 'require' this due to issues with privacy, but shouldn't 'prevent' and at least 'encourage' it.	<p>Residential chapter Rule 13.10.11(f)</p> <p><i>A dwelling is a permitted activity if the private open space...is adequately screened from adjoining dwellings and adjacent sites, except in the case of reserves.'</i></p> <p>Rule 13.10.7(1)(a) requires a 5m front yard, which allows for space for private open space in the front yard and therefore facing the street</p> <p>Estuary Estates 16.3.3 assessment criteria states: <i>'the main living areas and outdoor space of each unit shall be designed to</i></p>	<p>Add to the end of rule 13.10.11(f) 'and streets, whereby any fencing should meet rule... or include coastal planting'.</p> <p>Remove requirement for on-site manoeuvring to prevent reverse manoeuvring (rule 13.10.25) for one dwelling/site so that large hard paving areas are not required in front yards. This would enable soft landscaping/private open space to be provided in front yards.</p>

achieve an acceptable level of privacy and good sunlight access.'

Appropriate private open space performance standard for 500m² lots.

Informal, traditional 'bach' aesthetic

Modest roof design – mono and dual pitch roofing

Roof style has a strong influence on the appearance of a building and collectively adds to the character and aesthetic of a neighbourhood.

Not in the Residential Chapter.
Estuary Estates 16.3.3 assessment criteria 'Buildings should have pitched roofs and be visually connected to each other through the use of consistent forms, materials and colours.'

Performance standard/assessment criteria that requires mono or dual pitched roof design and refers to Urban Design Guidelines.

Natural timbers, board and batten, and weatherboarding prevalent

Materiality has a strong influence on the appearance of a building and collectively adds to the character and aesthetic of a neighbourhood.

Not in the Residential Chapter.
Estuary Estates 16.3.3 assessment criteria 'Buildings should have pitched roofs and be visually connected to each other through the use of consistent forms, materials and colours.'

Performance standard/assessment criteria that requires natural building façade materials and refers to Urban Design Guidelines.

Muted/natural/recessive/coastal colour scheme, looking to/reflecting surrounding natural environment (e.g light greys, whites, fauns, light blues)

Colour scheme has a strong influence on the appearance of a building and collectively adds to the character and aesthetic of a neighbourhood.

Not in the Residential Chapter.
Estuary Estates 16.3.3 assessment criteria 'Buildings should have pitched roofs and be visually connected to each other through the use of consistent forms, materials and colours.'

Performance standard/assessment criteria that requires a natural/muted/coastal colour scheme and refers to Urban Design Guidelines.

Natural treatment of driveways/parking areas common, including use of grass, natural paving, gravel, shell and exposed aggregate.

Hard landscaping such as bright white concrete can have a cumulative adverse effect on the amenity of the streetscape and character of a neighbourhood.

Not in the Residential Chapter.
Estuary Estates 16.3.3 assessment criteria 'Car parking and vehicle access areas should not dominate the street and the appearance of the development'

Performance standard/assessment criteria that requires naturally looking materials for driveways/parking areas and refers to Urban Design Guidelines.

Low scale height and massing/ not imposing on streetscape

One to two storeys in height	Height has an impact on scale and dominance and therefore on the amenity of the streetscape.	Residential Chapter Rule 13.10.5 b) states that <i>'Any building is a permitted activity if... the building does not exceed 8m in height, where it is within an Overlay area.'</i>	Apply to TCZ residential areas.
Scale and massing of buildings broken up with recessed floors, balconies, and facade articulation	Scale and massing of a building can lead to imposing buildings that dominate the streetscape.	Not in the Residential Chapter. Estuary Estates 16.3.3 assessment criteria <i>'Buildings should be modulated with bays and balconies to avoid uniformity of appearance'</i>	Performance standard/assessment criteria that requires balconies/bays and modulation of buildings to break up the massing and verticality buildings and refers to Urban Design Guidelines.
Buildings not 'crowded' – set back from street, separation between dwellings, low site coverage	Building form dominating the street can impact on the low key/natural character of the area.	Residential Chapter Rule 13.10.7(1) requires 5m front yard, 3m side yards, 3m rear yard or 1.5m rear yards on rear sites. Rule 13.10.13 requires building coverage on a site to be less than 35% of the net site area. Rule 13.10.6 has a HRB control of 3m + shortest horizontal distance between that part of the building & a boundary adjacent to a Residential Zone or Reserve.	Appropriate yard, site coverage and Height in Relation to Boundary development controls for 500m ² lots. Performance standard/assessment criteria requiring above ground water tanks to be located next to or behind dwellings and is appropriately screened.

TABLE 2: OPTIONS FOR INTEGRATING METHODS FOR TCZ RESIDENTIAL AREAS INTO THE KDP

OPTIONS	DESCRIPTION	PROS	CONS
1 Do nothing	<ul style="list-style-type: none"> TCZ takes on Residential Zone performance standards with exception of 500m2 lot subdivision. 	<ul style="list-style-type: none"> Familiar format and performance standards. 	<ul style="list-style-type: none"> Development controls are for 1000m2 lot size and may not be appropriate for 500m2 lot subdivision. No urban design related performance standards or guidelines to assess building and landscape design outcomes. Could enable developments that are not compatible with Mangawhai's character and have an adverse effect on amenity values of the surrounding context.
2 New TCZ chapter with Development Control performance standards for new development. No Urban Design performance standards.	<ul style="list-style-type: none"> New TCZ Chapter with objectives, policies, and Development Control performance standards for new development. 	<ul style="list-style-type: none"> Able to establish a policy framework for TCZ areas. Able to establish development controls that are appropriate for 500m2 lot development and that achieves a scale and massing of buildings that are compatible with the surrounding context. . Permissive starting point, assume no resource consent needed if complies with performance standards – incentive to achieve outcomes. 	<ul style="list-style-type: none"> Not able to assess the appropriateness of building and landscape design to the surrounding context. Could enable developments that are not compatible with Mangawhai's character and have an adverse effect on amenity values of the surrounding context.
3 New TCZ Chapter with Development Control and Urban Design performance standards for new development.	<ul style="list-style-type: none"> New TCZ Chapter with objectives, policies, and Development Control and Urban Design performance standards. 	<ul style="list-style-type: none"> Able to establish a policy framework that requires new development to be compatible with Mangawhai's character. Able to establish development controls that are appropriate for 500m2 lot development 	<ul style="list-style-type: none"> Prescriptive building and landscape design performance standards relating to colour, materials, modulation, roof design and landscape design would be required so as

	<ul style="list-style-type: none"> Activities not meeting the Urban Design performance standards assessed against Urban Design Guidelines. Require Design Statements as information requirements for building and resource consent applications to show how development meets the Urban Design performance standards/guidelines. 	<ul style="list-style-type: none"> and that achieves a scale and massing of buildings that are compatible with the surrounding context. Able to establish building and landscape design performance standards that require design outcomes to be compatible with the character of the surrounding context. Able to refer to Urban Design Guidelines to assist with the assessment of proposals at building and resource consent stage. Permissive starting point, assume no resource consent needed if complies with performance standards – incentive to achieve outcomes. 	<ul style="list-style-type: none"> to be easily understood by applicant and applied by council officers. Risk being too prescriptive in an environment where design responses and solutions evolve. Prescriptive performance standards do not always lead to good design outcomes.
4 New TCZ zone with new development controls. All new buildings greater than 50m ² R(D)A status, and assessed against Urban Design Guidelines.	<ul style="list-style-type: none"> New TCZ Chapter with objectives, policies, and Development Control performance standards. All new buildings greater than 50m² R(D)A status and assessed against Urban Design Guidelines. Require Design Statements as information requirements for resource consents to show how development meets the Urban Design guidelines. 	<ul style="list-style-type: none"> Able to establish a policy framework that requires new development to be compatible with Mangawhai's character. Able to establish development controls that are appropriate for 500m² lot development and that achieve a scale and massing of buildings that are compatible with the surrounding context. Able to assess the design and appearance of the majority of new developments against Urban Design Guidelines to ensure that design outcomes are compatible with the character of the surrounding context. Provides flexibility in design responses whilst providing structure for council officers to assist with their assessments. 	<ul style="list-style-type: none"> Majority of development proposals will require resource consent. Inconsistent with permissive approach within the Plan.

District Plan Strategy:

Harbour Fringe

Streetscapes

The context analysis section of this report identifies the key elements within the HFS areas that contribute to the character and amenity of the harbour, the coastline and the ONL. It also identifies possible threats to the Harbour Fringe Streetscapes that could adversely impact on the character and amenity of the coastline environment.

This section of the report looks at whether these elements can be maintained and enhanced within a district plan context and, if so, the types of methods that might be appropriate in the HFS areas in order to achieve this.

Table 3 below identifies:

- Which of the key elements that contribute to the character and amenity of the harbour, coastline and ONL that can be maintained through methods in the Kaipara District Plan (KDP);
- Whether there is already a precedent within the KDP to maintain such elements; and
- Possible district plan methods to maintain the character and amenity of the harbour, coastline and ONL, and within the HFS areas.

Table 4 looks at the potential options for integrating the methods identified in Table 3 into the Kaipara District Plan.

TABLE 3: CHARACTER ELEMENTS AND METHODS TO MAINTAIN

KEY ELEMENTS THAT CONTRIBUTE TO THE CHARACTER AND AMENITY OF THE HARBOUR, COASTLINE AND ONL	ABLE TO BE REQUIRED/RETAINED IN A DISTRICT PLAN CONTEXT?	CURRENTLY ADDRESSED IN THE KDP?	POSSIBLE DISTRICT PLAN METHODS TO MAINTAIN CHARACTER AND AMENITY OF HARBOUR, COASTLINE, ONL AND HFS AREAS
Cliff-line the key defining feature of coastal edge / Buildings integrated into the steep topography of Mangawhai Heads			
<p>Topography rises dramatically up from the coastal edge with a cliff-line formation. Cliff-line extends from Estuary Drive at the southern end of the peninsular to Mangawhai Heads Road at the northern end. Key defining feature of the character of the eastern harbour-coastline.</p> <p>Buildings located on low-lying flat areas or built along cliff-top, not cantilevering off or built into cliff-face, reinforcing the cliff-line landscape character.</p> <p>Buildings integrated into the steep topography of Mangawhai Heads. No buildings cantilevering out or perched in an incongruous way to the natural landscape.</p> <p>Mangawhai Peninsula with cliff-line and low-lying areas, Mangawhai Heads and Mangawhai Harbour form the wider setting of the Mangawhai Barrier Spit ONL/ONC.</p>	<p>Ensure new development retains/enhances the character and amenity of the eastern harbour-coastline.</p> <p>Assist with preventing adverse effects of development on the qualities and characteristics of the Mangawhai Barrier Spit ONL/ONC.</p>	<p>Residential Chapter Rule 13.10.1(1) has performance standards relating to <u>excavation and fill</u>, that would likely necessitate resource consent for development within/along the cliff line and on Mangawhai Heads due to these areas being identified as unsuitable for development in the Urban Capability Survey, triggering performance standard a) below, and the topography of the Heads and cliff-line likely requiring excavation within the parameters identified in performance standards b) and c) below.</p> <ol style="list-style-type: none"> The site is not within any area known to be erosion prone, subject to instability or flood hazards; The height or depth is less than 1.5m over a continuous distance of less than 50m within a site; Any excavation or fill on land does not have an average slope greater than one in eight, and extend over an area greater than 200m³. 	<p>Confirm the extent of the Harbour Fringe Streetscape area through a Landscape and Visual Assessment (L&VA). The L&VA to identify:</p> <ul style="list-style-type: none"> The key elements that contribute to the character and amenity of the eastern-harbour coastline; The qualities and characteristics of the Mangawhai Spit ONL/ONC and its setting; Those properties that are visible from the eastern harbour-coastline and harbour; The potential for the development of these properties to have an adverse effect on the character and amenity of the coastline and the qualities and characteristics of the Mangawhai Barrier Spit ONL/ONC; <p>Performance standard/.assessment criteria requiring new development o be integrated into, and not incongruous with, the surrounding landscape context of</p>

Assessment criteria if not complying with performance standards include:

iii) effects on the locality, particularly the character and amenity values of adjoining sites/land uses

iv) effects on landforms

v) Whether and the extent to which the proposal will affect the values of any Outstanding Natural Landscapes identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B.

The relevant Appendix 18B additional assessment criteria is:

q) The degree to which the landscape will retain the qualities that make it outstanding, including naturalness and visual characteristics.

Assessment criteria (v) is also applied throughout the Residential Performance Standards including for Vegetation Clearance, Dwellings, Maximum Height, Setbacks etc.

Mangawhai Heads and the Molesworth Peninsula cliff-line.

Additional information is required on the extent, values and characteristics of the Mangawhai Barrier Spit ONL/ONC in Chapter 18 to assist with determining how subdivision, use and development could impact on it. Include the findings of the L&VA on the ONL/ONC into the description of the Mangawhai Barrier Spit ONL in Chapter 18 and link this description to the assessment criteria in Appendix 18B.

Link Excavation and Fill Performance Standard 13.10.1(1)a) to the Urban Capability Survey.

If the excavation and fill performance standards are to be amended, the effects of these amendments on the HFS Overlay area should be assessed.

Large areas of established vegetation bring high levels of natural character

Established vegetation along cliff-line softens the cliff-edge and brings character and amenity to the harbour and coastline.	New development to maintain the character and amenity of the harbour and its coastline and prevent adverse effects on the qualities and characteristics of the Mangawhai Spit ONL/ONC.	Residential Chapter Rule 13.10.2(2)(b) requires consent for the removal of indigenous vegetation in the East Coast and Mangawhai Harbour Overlays if it is part of a continuous area of predominantly indigenous vegetation greater than 6m in height and greater than 100m ² in area.	Carry out a Landscape and Visual Assessment and an Arboricultural Assessment to:
Established vegetation along Molesworth Peninsula screens buildings from the coastline and adds to the natural amenity of the harbour.	Council could off-set loss of trees on private property through tree planting within streets and public open-spaces.	Notable Tree Chapter Rule 19.10.1 requires resource consent for the removal of Notable Trees.	<ul style="list-style-type: none"> Confirm the extent, quality and type of vegetation along within the HFS areas that contribute to the character and amenity of the harbour and its coastline, and on the wider setting of the Mangawhai Spit ONL/ONC Identify appropriate vegetation removal performance standard for the HFS area. Identify trees that should be included on the Schedule of Notable Trees.
Mature vegetation on Mangawhai Heads screens buildings from the coastline and adds to the natural amenity of the harbour.			
Contrasts with the openness and bareness of the Mangawhai Barrier Spit on the opposite side of the harbour.			

Built form, particularly in low-lying areas, contains strong Mangawhai character

Sense of openness, non-imposing building form, informal design and aesthetic.	See TCZ Table 1	See TCZ Table 1	See TCZ Table 1
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Open spaces and campground within low-lying coastal areas of harbour-coastline

Alamar Reserve and Esplanade Reserves bring open space setting to harbour-coastline.	KDP protects open spaces through Reserve Management Areas. Campground could be re-zoned as open space.	See above.	See above.
Informal/coastal character of Mangawhai Heads Holiday park reinforces coastal setting.	Alternatively, the campground is within the indicative HFS area		

and therefore the points raised above apply.

Viewshafts from public realm to the coastline and harbour

Legibility of where the coastline, harbour and Mangawhai Spit ONL are from within established residential areas. Natural Mangawhai aesthetic complements the viewshaft.

Difficult to protect views across private property.

N/A

N/A

Needs to be a policy of Council roads/parks departments to protect views of the harbour and coastline within/across public spaces/streets.

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TABLE 4: OPTIONS FOR INTEGRATING IDENTIFIED METHODS FOR HFS AREAS INTO THE KDP

OPTIONS	DESCRIPTION	PROS	CONS
1 Do nothing	<ul style="list-style-type: none"> Do not implement HFS Overlay into the KDP 	<ul style="list-style-type: none"> Status quo is familiar to developers/local community. Will not generate additional resource consents for developers or council. 	<ul style="list-style-type: none"> Could enable developments that are not compatible with the character of Mangawhai and that could have adverse effects on the amenity of the harbour, coastline and ONL.
2 New HFS Overlay with additional landscape character, earthworks and vegetation clearance performance standards. No Urban Design performance standards.	<ul style="list-style-type: none"> Include the HFS area as a new overlay within the Residential Zone and relevant areas in the Town Centre Zone. Apply objectives, policies and landscape character, earthworks and vegetation clearance performance standards to the HFS Overlay. Require new buildings within the HFS Overlay that require resource consent to be assessed against Urban Design Standards and Appendix 18B. 	<ul style="list-style-type: none"> Well known/used format and consistent with remainder of the Residential Chapter. Permissive starting point, assume no resource consent needed if complies with performance standards – incentive to achieve outcomes. Able to identify objectives and policies necessary to support the HFS Overlay. All performance standards for the Residential and Town Centre Zones apply other than those specific performance standards of relevance to the HFS Overlay. 	<ul style="list-style-type: none"> If the proposal meets the performance standards then there is no opportunity to assess the appropriateness of building and landscape design, other than in the TCZ residential areas. Could enable developments that are not compatible with the character of Mangawhai and that could have adverse effects on the amenity of the harbour, coastline, and ONL.
3 New HFS Overlay with additional earthworks, landscape character, vegetation clearance and Urban Design performance standards.	<ul style="list-style-type: none"> Include the HFS area as a new Overlay within the Residential Zone and residential areas of the Town Centre Zone Apply objectives, policies and earthworks, landscape character, vegetation clearance and Urban 	<ul style="list-style-type: none"> Well known/used format and consistent with remainder of the Residential Chapter. Permissive starting point, assume no resource consent needed if complies with performance standards – incentive to achieve outcomes. 	<ul style="list-style-type: none"> Prescriptive building and landscape design performance standards relating to colour, materials, modulation, roof design and landscape design would be required so as to be easily understood by applicant and applied by council officers.

	<p>Design performance standards to the Overlay.</p> <ul style="list-style-type: none"> Activities not meeting the Urban Design performance standards assessed against Urban Design Guidelines. Activities not meeting other HFS Overlay performance standards assessed against Appendix 18B. Require Design Statements as information requirements for building and resource consent applications to show how the development meets the Urban Design performance standards/guidelines. 	<ul style="list-style-type: none"> Able to identify objectives and policies necessary to support the HFS Overlay. All performance standards for the Residential and Town Centre Zones apply other than those specific performance standards of relevance to the HFS Overlay – i.e. earthworks, landscape character, vegetation removal and Urban Design. Able to establish building and landscape design performance standards that require design outcomes to be compatible with the character of the surrounding context. Able to refer to Urban Design Guidelines to assist with the assessment of proposals at building and resource consent stage. 	<ul style="list-style-type: none"> Risk being too prescriptive in an environment where design responses and solutions evolve. Prescriptive performance standards do not always lead to good design outcomes.
<p>4 New HFS Overlay with additional earthworks, landscape character and vegetation clearance performance standards. All new buildings greater than 50m² R(D)A status, and assessed against Urban Design Guidelines and Appendix 18B.</p>	<ul style="list-style-type: none"> Add the HFS area as a new Overlay within the Residential Zone and relevant areas of the Town Centre Zone Apply objectives and policies and earthworks, landscape character and vegetation clearance performance standards to the HFS Overlay Apply R(D)A activity status to all new buildings greater than 50m² in the HFS Overlay and assess these 	<ul style="list-style-type: none"> Able to identify objectives and policies necessary to support the HFS Overlay. Provides flexibility in design responses whilst providing structure for council officers to assist with their assessments. All performance standards for the Residential and Town Centre Zones apply other than those specific performance standards of relevance to the HFS area. 	<ul style="list-style-type: none"> Majority of development proposals will require resource consent. Inconsistent with permissive approach within the Plan.

applications against Urban Design Guidelines.

- Require Design Statements as information requirements for resource consents to show how development meets the Urban Design guidelines.
 - Activities requiring resource consent assessed against Appendix 18B.
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RECOMMENDATIONS



Recommendations

TOWN CENTRE ZONE – RESIDENTIAL AREAS

Recommendation 1

Implement Option 3 New TCZ chapter with new performance standards for development controls and Urban Design in the residential areas. This option will:

- Enable the development of a policy framework to support the maintenance of character and amenity in the TCZ residential areas;
- Ensure that the design, appearance and scale of new development in the TCZ residential areas is compatible with Mangawhai's character;
- Minimise the need for resource consents for every new development in the TCZ residential area;
- Consistent with permissive approach of the Plan.

Recommendation 2

Prepare character and amenity policy framework including objectives and policies for the TCZ residential areas to support the need to maintain and enhance character and amenity.

Recommendation 3

Prepare appropriate Development Control performance standards and assessment criteria for 500m² lot developments in the TCZ residential areas to ensure that the bulk and location of new development is consistent with the existing character of Mangawhai, whilst ensuring an achievable development envelope. These performance standards should address:

- Lot sizes;
- Impermeable surface areas;

- Set-backs/yards;
- Building site coverage;
- Height in relation to boundary;
- Private open space;
- On-site manoeuvring.

The wording of the standards should be consistent with the wording in the Residential Chapter of the KDP.

Recommendation 4

Prepare appropriate Urban Design performance standards and assessment criteria for 500m² lot developments in the TCZ residential areas to ensure that the design and appearance of new development maintains the existing character and amenity of Mangawhai. These performance standards should address:

- Landscaping in front yards;
- Fences and boundary wall treatment facing the public realm;
- Orientation of windows and entrances;
- Location of garages;
- Roof design;
- Building modulation;
- Façade materials;
- Colour scheme;
- Design of paved areas;
- Location and screening of above ground water tanks.

The wording of these standards should be consistent with the wording in the Estuary Estates and Mangawhai Design Guidelines.

Recommendation 5

Prepare Urban Design Guidelines to:

- Set out the important characteristics of Mangawhai and the residential areas in the Town Centre Zone;
- Provide information and examples on the desired urban design outcomes;
- Support the assessment of compliance against the Urban Design performance standards identified in Recommendation 4.

Recommendation 6

Prepare information requirement provisions requiring Design Statements for 500m² lot developments to be submitted with building/resource consents. The purpose of the Design Statement is to illustrate how the development proposal meets the Urban Design performance standards as guided by the Urban Design Guidelines.

HARBOUR FRINGE STREETSCAPES

Recommendation 1

Implement Option 3 New HFS Overlay with additional earthworks, landscape character, vegetation clearance and Urban Design performance standards. This option will:

- Enable the development of a policy framework to support the maintenance of landscape and built form character in the HFS areas and avoid adverse effects on the amenity of the harbour, coastline and ONL;
- Ensure that the design, appearance and scale of new development in the HFS areas is compatible with Mangawhai's character;
- Ensure that new development does not have an adverse effect on the amenity of the harbour, coastline and ONL;
- Minimise the need for resource consents for every new development in the HFS area;

- Consistent with the permissive approach of the Plan.

Recommendation 2

Prepare character and amenity policy framework including objectives and policies for the HFS Overlay to support the need to maintain and enhance character and amenity.

Recommendation 3

Undertake a Landscape and Visual Assessment to:

- Identify the key elements that contribute to the character and amenity of the coastline and harbour;
- Identify the qualities and values of the Mangawhai Spit ONL/ONC and its setting;
- Identify those properties that are visible from the coastline and harbour;
- Identify the potential for the development of these properties to have an adverse effect on the character and amenity of the harbour, coastline and ONL;
- Use the above information to confirm the extent of the HFS Overlay area.

Use the findings of the L&VA to provide more information on the extent, values and characteristics of the Mangawhai Barrier Spit ONL/ONC and update Chapter 18 and Appendix 18B accordingly.

Recommendation 4

Retain the Development Control performance standards for the Residential Zone and those recommended above for the residential areas of the Town Centre zone for the HFS Overlay area.

Add additional performance standards and assessment criteria to the HFS Overlay relating to vegetation clearance, landscape character, excavation and fill, and Urban Design.

Recommendation 5

Link the excavation and fill performance standard to the Urban Capability Survey, or any updated version of this. Assess any proposed changes to the Excavation and Fill performance standards for the Residential Zone by other MTP workstreams to ensure that it will not have an adverse effect on the amenity of the harbour, coastline and ONL.

Recommendation 6

Undertake an Arboricultural Assessment in conjunction with the L&VA to determine the appropriate Vegetation Removal performance standard and assessment criteria for the HFS Overlay area to ensure that the removal of vegetation does not impact on the character and amenity of the harbour, coastline and ONL.

Identify whether there are any trees/groups of trees in the HFS area that should be included on the Schedule of Notable Trees.

Recommendation 7

Apply the recommended Urban Design performance standards, guidelines and information requirements prepared for the TCZ residential areas to new development in the HFS Overlay, to ensure that new development maintains the character of the HFS area and does not impact on the natural character and amenity of the harbour, coastline and ONL.

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APPENDIX1: REFERENCES



Appendix 1: References

The following photos and images were source from Google Maps:

- Photo 2
- Photo 5
- Photo 6
- Photo 11
- Photo 12
- Photo 13
- Photo 14
- Photo 15
- Photo 18
- Photo 19
- Photo 21
- Photo 25
- Image 3
- Photo 28
- Image 4
- Photo

The following photos were taken by Nicole Miller

- Context Analysis divider page
- Photo1
- Photo 3
- Photo 4
- Photo 7

- Photo 8
- Photo 9
- Photo 10
- Photo 16
- Photo 17
- Photo 20
- Photo 24
- Photo 26
- Photo 27
- Photo 28
- Photo 30
- Photo 31
- Case Studies divider page

The following photos were taken by Catherine Hamilton:

- Cover page
- Introduction divider page
- Policy Framework divider page
- District Plan Strategy divider page
- Recommendations divider page
- References divider page
- Back Cover page

The following images were prepared by Terry Palethorpe:

- Image 1
- Image 2

