



Mangawhai Town Plan

Land Development and Density

DRAFT

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Introduction

The Mangawhai Town Plan (MTP) identifies ten growth principles. The Plan is an opportunity to re-assess the 2013 Operative District Plan provisions and determine what changes need to be made to support the ten growth principles and the projected medium to high-level growth likely to occur in Mangawhai in the next 20 years. The ten growth principles developed at the commencement of the MTP project are as follows:

(1) Mangawhai will continue to rely upon rainwater collection and tank storage

While the potential for a reticulated water supply for Mangawhai is being investigated, it is likely that full reticulation will be unfeasible, although there may be scope for community-based schemes or communal water supplies for firefighting purposes.

(2) Medium density living will be encouraged around the key nodes of Mangawhai Village, Wood Street shopping centre and Estuary Estates

Council is under increasing pressure from developers to consent smaller lots for buyers who desire low maintenance holiday houses. Rather than permit such development in an ad hoc fashion, it is proposed to concentrate medium density living around activity nodes.

(3) Application of a town boundary

There is sufficient surplus undeveloped land within the existing Residential Zone, defined by the Kaipara District Plan, to accommodate residential growth in Mangawhai so that the zone boundary only requires minor adjustments in certain areas.

(4) Lifestyle block development will be directed to a sub-zone of land surrounding Mangawhai

Lifestyle block subdivision has been the dominant trend in Mangawhai in recent years. It is proposed to introduce a rural/residential or rural/lifestyle zone for a belt of land around Mangawhai to direct and accommodate such development.

(5) Urban design standards will be introduced to manage medium density development

The best practice principles of urban design will inform the MTP and urban design standards will form part of the project to manage the effects of medium density development.

(6) Roads will be used to define public space

Roadways and the assets within them, such as footpaths and planting, inform the usability and character of public space. The project will review how existing roads define public space and how cost-effective improvements can be made.

(7) Improving walking and cycling uptake and connectivity will be a priority

The majority of Mangawhai residents and visitors use cars to move around the area. This is due to poor connectivity between existing footpaths and the lack of cycling facilities. The project will advocate for improving connectivity through infrastructure spending and medium density development around existing nodes.

(8) Population growth will not be matched by increase in roading capacity

Rather than catering for growth by expanding the roading network it is assumed that road improvements and more walking and cycling will replace local traffic movements.

(9) Environmentally sustainable design will be encouraged in Council and private developments.

Low impact stormwater design, walking and cycling, improving biodiversity through planting and weed control and recognising and improvements in public spaces will be advocated for in the project.

(10) Partnerships with community groups, developers and businesses are vital to the future of Mangawhai.

The MTP will only be successful if it recognises existing partnerships between Council and the community and other key stakeholders, involves public consultation and encourages further collaboration with volunteer groups, property developers and business owners.

This report will provide land development and density recommendations using the following information:

- An analysis of subdivision and land use resource consent data dating from when the District Plan was made Operative in 2013;
- The growth model prepared by consultant Rob Bates based upon 5 years of building and subdivision consent data and Census New Zealand population statistics;
- Feedback from initial consultation with the community via an online survey, qualitative interviews with key stakeholders and the Annual Plan round table event on 08 May 2016; and
- Observations from Council's Resource Consent Planners from consent data and pre-application enquiries.

This report is expected to complement the workstreams of Urban Design, Roothing, Stormwater, Water Supply and Landscapes and Greenways, which form the MTP project. The recommendations in this report are intended to be evidence-based to support transition to a series of Council-initiated Plan Changes subject to Section 32 and Schedule 1 of the Resource Management Act 1991.

1 Regional Plans and Policy Direction

Any reviews of the District Plan and infrastructure projects arising from the MTP will need to have regard to and give effect to Regional Plans, the Regional Policy Statement (RPS) and the New Zealand Coastal Policy Statement (NZCPS) in accordance with Section 74 of the Resource Management Act 1991.

1.2 New Zealand Coastal Policy Statement

- Objectives 2, 4, 5
- Policy 3, 4, 6, 18, 18, 24, 25

The purpose of the NZCPS is to provide national direction on the management of New Zealand's unique coastline. A key focus of the MTP is to integrate development with the coastal environment more effectively including reserves, recreational facilities and coastal tracks in areas of development. The MTP also seeks to establish design guidelines for those areas visible from the coast, reduce the wastewater and stormwater infrastructure effects of development and direct new housing to appropriate areas through changes to the Kaipara District Plan.

1.3 Northland Regional Policy Statement

- Objectives 3.5, 3.6, 3.8, 3.11, 3.13 and 3.14
- Policies 4.5, 4.6, 5.1, 5.2, 6.1, 7.1

The second Northland Regional Policy Statement (RPS) was made operative by the Northland Regional Council (NRC) in May 2016 and contains a number of strategic directives relating to management of growth that are relevant to the MTP. The ten growth principles of the MTP are consistent with the RPS guiding principles. The key objectives of the RPS that are relevant include:

- Enabling economic well-being;
- Efficient and effective infrastructure;
- Regional form;
- Natural hazard risk; and
- Natural character, outstanding natural features, outstanding natural landscapes and historic heritage.

The above objectives are supported by detailed policies and methods, most notably Regional Form and Development Guidelines and Regional Urban Design Guidelines, which encourage strategic planning initiatives such as the MTP, and policies regarding subdivision and development in hazard prone areas

1.4 Regional Plans

The Northland Regional Council's Coastal Plan and Water and Soil Plan both have relevance to natural environment and land use issues associated with Mangawhai, particularly in relation to wastewater and stormwater asset management and coastal housing development.

2 Chapter 3 – Land Use and Development Strategy

- Objectives 3.4.1, 3.4.2, 3.4.5, 3.4.8, 3A.4.1 to 3A.4.2
- Policies 3.5.2, 3.5.3, 3.5.6, 3A.5.1 to 3A.5.9

This chapter, specifically Chapter 3A relating to Mangawhai, provides some direction in responding to growth, but does not specify rules. The chapter provides indicative growth areas in Appendix A to which the objectives and policies relate, and is an outcome of the 2005 Structure Plan project. The existing subdivision rules in the Plan are intended to be consistent with Chapter 3A. The chapter provides some direction to planners on consenting subdivisions in the growth areas, but the increasing demand for non-complying subdivisions indicates subdivision rules are not meeting the needs of the community both in terms of type of development and demand / rate of supply.

The proposed rural-residential zone discussed in Section 5 of this report generally follows the boundary of the Mangawhai Growth Area. The other growth areas are not considered in this report but growth is generally much lower in the Kaiwaka, Maungaturoto, Paparoa and Dargaville areas. This is due to the proximity of Mangawhai to Auckland and its attractive location on the Hauraki Gulf.

Table 1 – Subdivision Consents Granted in Non-Mangawhai Growth Areas – Post District Plan Operative (2013-2016)

Kaiwaka	Maungaturoto	Paparoa/Pahi	Dargaville
31	4	8	20

Note: Kaiwaka figure includes subdivisions on Oneriri Road to the Kaipara Harbour in the west and subdivisions on Settlement Road to the east.

The above table shows subdivision activity excluding boundary adjustments and variations in the other towns in the Kaipara District and demonstrates low growth demand in the last three years when compared to the Mangawhai data contained in Sections 4 and 5 of this report. Kaiwaka growth is the most significant due to its proximity to Mangawhai, the Kaipara Harbour and Auckland.

3 Chapter 4 – Overlays

- Objectives 4.4.1, 4.4.2, 4.4.3, 4.4.11 to 4.4.13
- Policies 4.5.1, 4.5.2, 4.5.16 to 4.5.20

This chapter defines the Mangawhai Harbour Overlay, which covers the entire MTP study area. The Overlay is intended to provide an additional layer of protection to recognise the amenity, landscape and natural character values of the Mangawhai Harbour. This is expressed through tighter subdivision and land use controls within Overlays in the land use chapters, such as larger lot sizes and an 8 metre height limit for dwellings, and an emphasis on environmental enhancement and public access to the coastline. Rules relating to the Mangawhai Overlay may need to be altered to better support growth in Mangawhai and this is discussed in detail in Sections 4, 5 and 6 of this report.

4 Chapter 12 – Rural

- Objectives and Policies – all
- Commonly used subdivision Rules in Mangawhai – 12.13.1, 12.13.3, 12.14.1

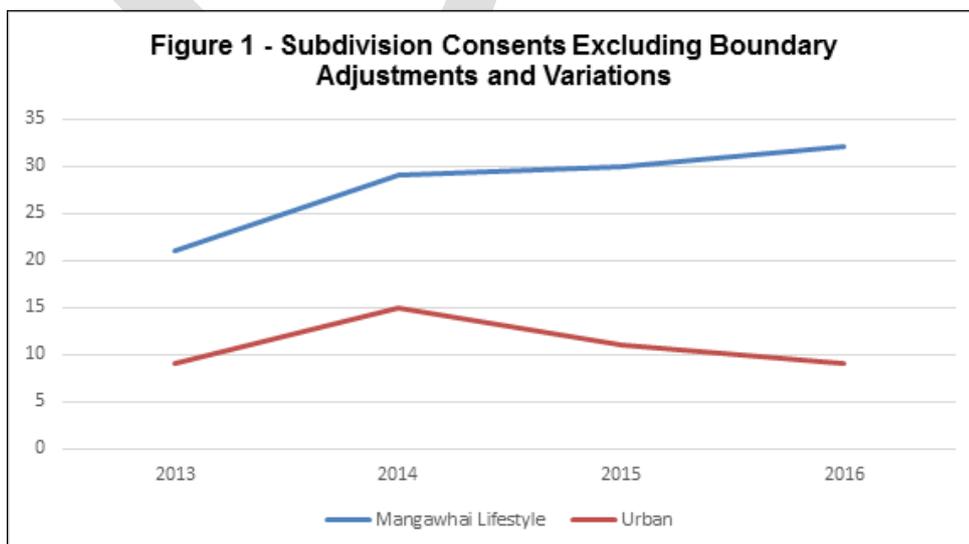
There is strong demand for rural lifestyle development at a small scale in the Rural Zone surrounding Mangawhai. Controlled activity subdivision of 20 hectares in the Mangawhai Overlay has not been used and there are few sections remaining that are large enough to meet the standard in any case. The Small Lot subdivision rule 12.14.1 is extensively used by developers and is creating semi-urban ribbon development along major sealed roads and in clusters where attractive views are available. There is a perception among developers and buyers that lifestyle blocks are ‘cheaper’ in terms of development costs and rates because typically less infrastructure is required to be constructed and also there is a high market demand for this type of development.

The analysis of subdivision data by Rob Bates and mapping of data has confirmed that the majority of the growth occurring in Mangawhai is within the lifestyle block belt outside town in the last 5 years. The trend of lifestyle blocks is resulting in undesirable outcomes in terms of visual impact, conflict with rural land uses and loss of productive rural land, a lack of residential development within Mangawhai itself, and higher infrastructure expectations such as sealing roads in rural areas.

Table 2 – Subdivision Consents in the Rural Zone (Mangawhai Overlay) - Post District Plan Operative

Type of Subdivision	2013	2014	2015	2016 (to Oct)
Controlled	4	0	1	0
Restricted Discretionary	0	0	1	4
Discretionary	12	14	14	6
Non Complying	5	15	14	22
Total subdivisions	21	29	30	32

The above table shows a significant number of non-complying subdivisions in the Rural Zone compared to the standard subdivision options. Figure 1 shows the high volume of rural subdivision consents compared to residential subdivisions. Boundary adjustments and variations are excluded from the data



4.1 Subdivision Rules

In response to the above trends one option is to introduce a new rural residential or rural lifestyle zone within the defined Mangawhai Growth Area as part of the MTP to direct lifestyle blocks to an appropriate location and discourage the cumulative effect of multiple lifestyle blocks in outlying areas. Some degree of infrastructure upgrades such as sealing roads and footpaths on the town fringe may be required to support the zone, which may require an adjustment to rates. Higher infrastructure standards for subdivisions may also be required to support higher density. A new zone would effectively help in containing adverse effects associated with rural lifestyle blocks; reduce adverse effects on infrastructure and provide greater certainty to land owners in the identified location and also the wider rural area.

If this option were chosen, the Small Lot subdivision rule would likely not be transferred to the new zone but replaced with a new rule allowing a smaller average lot size for new subdivision. The Environmental Benefit and Integrated Development rules could apply to both zones due to their positive environmental outcomes but will need to be adjusted to ensure they are attractive alternative options for developers. The General Rural rule would also need to be adjusted to allow a new minimum lot size as a controlled activity as 20 hectares is proven not fit for purpose.

Consideration should also be given to reviewing the Rural Zone chapter to reduce the cumulative effects of rural-residential sprawl, or restricting application of lifestyle subdivision rules to 'halos' around the towns of Kaiwaka, Maungaturoto, Papanoa and Dargaville. If the Small Lot rule is not removed then developers will likely continue to develop land immediately outside the new rural-residential zone.

4.2 Land Use Rules

The land use development standards appear to be functioning well in the Rural Zone with the exception of Rule 12.10.26 relating to water supply for firefighting, which is being addressed through a separate Plan Change by Council. There is no need to review the standards as part of the MTP project however; the new rural-residential zone would require a new set of development standards to manage the effects of developing smaller lots.

A minor dwelling rule similar to other Council examples should also be considered for the new zone to consolidate development within existing sites and reduce the number of resource consents and enforcement investigations for second dwellings. A minor dwelling rule could allow minor dwellings as a permitted activity subject to strict assessment criteria to ensure the new building cannot be subdivided from the main house. It may be appropriate to also introduce a minor dwelling rule for the wider Rural Zone.

Recommendations

Option 1	Status Quo	No additional costs to Council	No additional costs to Council
Option 2	Introduction of a new Rural Lifestyle Zone to the Operative District Plan for Mangawhai and other identified Growth Areas where appropriate	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments

Option 3	Full Review of the Rural Zone chapter in conjunction with Option 3 including land use development standards.	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments
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5 Chapter 13 – Residential

- Objectives and Policies – all;
- Commonly used subdivision Rules in Mangawhai – none as subdivisions are generally non-complying; and
- Common Rules breached by new buildings – 13.10.1a, 13.10.7, 13.10.8, 13.10.10, 13.10.12, 13.10.25, 13.10.26, 13.10.27.

Due to surplus consented lots created between 2005 and 2010 in staged subdivisions and a preference for rural lifestyle development as explained in Section 5 of this report, there has been low demand for large residential subdivisions in Mangawhai in recent years with only 4 medium to large scale developments consented in 2015 and 2016. Pre-application enquiries and feedback from MTP stakeholder interviews indicate that the remaining blocks of available residential land will be developed soon, as there is growing demand for new residential development, although not at the current Controlled activity subdivision size of 1,000m². Developers desire smaller lots to maximise return and meet the needs of buyers who desire low maintenance weekend or retirement properties and those moving to Mangawhai who wish to rent long term.

Table 2 Subdivision Consents in the Residential Zone (Mangawhai Overlay) - Post District Plan Operative

Type of Subdivision	2013	2014	2015	2016 (to Oct)
Controlled	4	8	2	1
Restricted Discretionary	-	-	-	0
Discretionary	-	-	-	0
Non Complying	5	7	9	8
Total Subdivisions	9	15	11	9

The above table shows that controlled activity subdivisions were near equal with non-complying subdivisions in the first two years of the District Plan, but are now dropping away significant as the number of non-complying subdivisions is climbing. The table also shows no uptake of the Discretionary Integrated Development rules in the Plan since the Plan was made Operative. The table does not include variations or boundary adjustments.

Table 3 Average Size of Non-Complying Lots Created – Post District Plan Operative

District Plan Minimum	Average Lot Size	Typical Minimum
1,000m ²	700m ²	600m ²

The above table shows average results for the lot sizes being created in the Residential Zone. The typical minimum lot size sought by developers is 600m², but there is growing interest in smaller lots of 500m².

5.1 Subdivision Rules

5.1.1 Town Centre Residential Zone

It is proposed to introduce a new medium density zone around existing business nodes in Mangawhai (Wood Street and the Village), to be known as town centre zones. These areas have been selected as they have the following characteristics appropriate for medium density development:

- Walkability;
- Proximity to services, parks and reserves;
- Ability to be connected to reticulated services;
- Public street parking is possible;
- Existing density patterns are recognised;
- Existing community expectation of an urban environment; and
- An established urban streetscape.

The town centre zone will allow lot sizes of 500m² as a Restricted Discretionary activity as this density is considered appropriate for Mangawhai given its sensitive coastal location and lack of reticulated services. The purpose of the zones is to provide a suitable location for more intensive development that is consistent with the growth principles of the MTP.

5.1.2 Residential Zone

The 1,000m² minimum lot size for the rest of the Residential Zone shall be retained to encourage developers to work within the town centre zones. The Integrated Development rules in the Plan were intended to allow for a 900m² average with appropriate design, but these rules have not been utilised and this may be due to the perception that the rules and design guidelines are too complex. The Integrated Development rules could be simplified and reduced to a 750m² average to make them more appealing to developers wishing to develop at a smaller scale, rather than scrapping the rule or reducing the Controlled activity threshold.

5.1.3 Rezoning of Rural Land as Residential

The land to the north of Mangawhai Heads Road is currently zoned Rural despite its town location and the presence of residential land across the road. There have been several small lifestyle block subdivisions in this area and a large proposal has been notified in 2016 for 37 lots on the corner of Cove Road. The growth model proposed by Rob Bates assigns the majority of capacity for growth to Mangawhai Village. Re-zoning the Mangawhai Heads Road land as Residential would provide more development balance between the Village and the Heads and encourage extensions to the Mangawhai Community Wastewater Scheme for developments that desire a smaller lot size. Re-zoning the land would not spatially extend the town boundary given the northern gateway of Mangawhai Heads start at Cove Road. Therefore, the proposed rezoning would remain consistent with the growth principles.

There are some established developments in Mangawhai Heads near the surf beach that are currently zoned Rural which are struggling to comply with the standards due to their residential-scale layout. It may be appropriate to rezone limited areas as unserviced Residential where the drainage district allows capturing

these areas and consolidating development within the study area rather than include them in the new rural residential zone.

5.2 Land Use Rules

The land use development standards make it difficult to develop smaller sections without resource consent under the current District Plan for those lots created that are less than the 1,000m² standard. If 500m² zoning were introduced around the identified nodes then specific standards would need to be developed to control development of smaller lots. In order to manage the visual amenity and liveability of smaller lot housing, urban design standards will also be required. Urban design standards are the subject of a separate workstream for the MTP. Infrastructure works are also subject to separate workstreams, which will eventuate in the upgrading of infrastructure to support smaller lots. This will translate to an Engineering Standards review as part of implementation of the MTP if on site containment of stormwater and other infrastructure is no longer required due to the availability of Council services.

5.2.1 Land Use Consent Numbers

The table below shows the typical land use consents granted in Mangawhai from 2013 to 2016. As shown the existing development standards are making it difficult to develop sites for residential dwellings without breaching the District Plan, with a significant number of breaches in addition to the Fire Safety rule 13.10.26, which is responsible for generating near to a third of all resource consents to Council. The Fire Safety rule is the subject of a second attempt to change the District Plan to remove the requirement for resource consent for breaching the New Zealand Fire Service Code of Practice. The Plan Change was notified in October 2016.

Table 3 Land Use Consents in the Residential Zone (Mangawhai Overlay) - Post District Plan Operative

Rule 13.10.26 Fire Safety	Rule 13.10.1a Earthworks	Rule 13.10.12 Permeable Surfaces	Rule 13.10.25 Vehicle Access	Rule 13.10.8 Separation Distance	Rule 13.10.7 Setbacks
254	76	43	33	42	90

Note: Kaipara consents are bundled, with multiple breaches dealt with in a single consent

The Water Supply workstream has proposed a communal water supply for firefighting in Mangawhai to replace the Fire Safety rule, which is the rule of most concern to Council due to compliance costs, dissatisfaction among developers and unacceptable visual effects of fitting two tanks onto one lot. If the average cost of applying for resource consent and providing the tank infrastructure is a conservative \$4,000, the total cost of the Fire Safety rule to the community in the last 3 years is considerable.

There are also a large number of earthworks and permeable surfaces consents, which indicate the current thresholds, may be too low. The difference in effects on the environment between earthworks of 100 and 150 cubic metres of cut or fill or a breach of impermeable surfaces of 5% over the 40% threshold could be marginal. Therefore, there is some merit in reviewing the earthworks and permeable surfaces development standards in the Residential Zone as part of the MTP project. Council is already reviewing the rules regarding vehicle manoeuvring as the 8 metre turning circle requirement in the District Plan is also generating consents and resulting in visual effects on the streetscape when developers attempt to comply by paving front yards.

The consents generated by Rule 13.10.8 for separation distance for noise sensitive activities is a consequence of including the word 'commercial' in the rule, which affects many residential areas of Mangawhai Village and

Mangawhai Heads. This rule has also been identified for priority amendment and should not be included in the new town centre zones due to the mixed-use character of the zones.

The current development standards in the District Plan allow for redevelopment of existing sites as a restricted discretionary activity, which is appropriate for the majority of Mangawhai. However the fringes of the Mangawhai Harbour are of significant landscape and amenity value and there is a growing trend of replacing traditional ‘bach’ style small dwellings with larger houses of solid materials. Replacement dwellings, if not carefully managed, could have detrimental effects on the unique character of Mangawhai. An option being considered as part of the Urban Design workstream is the introduction of urban design standards and landscape controls for the harbour fringe, which may translate to further changes to the residential development standards in the District Plan to protect this area.

5.2.2 Second Dwellings

15 consents for second dwellings were granted since 2013 in the Mangawhai study area under Rule 12.10.3a and 13.10.3a including the residential and rural lifestyle study areas. A minor dwelling rule similar to the Auckland Council and Dunedin City examples should also be considered for the Residential Zone to consolidate development within existing sites and reduce the number of resource consents and enforcement investigations for second dwellings. A minor dwelling rule in the Residential Zone could allow minor dwellings as a permitted activity subject to strict criteria to ensure the new building can never be subdivided from the main house. A minor dwelling rule would not be appropriate for 500m² lots in the town centre zones.

Recommendations

Option 1	Status Quo	No additional costs to Council
Option 2	Introduction of a new Town Centre Zone to the Operative District Plan for Mangawhai, retain existing Residential Zone rules but rezone limited areas of Rural Zone land in Mangawhai Heads as Residential	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments
Option 3	Full Review of the Residential Zone chapter in conjunction with Option 3 including revised subdivision and land use development standards.	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments

6 Chapter 14 – Business: Commercial and Industrial

- Objectives and Policies – all;
- Commonly used subdivision Rules in Mangawhai – no current demand; and
- Common Rules breached by new buildings – 14.10.1a, 14.10.7, 14.10.26, 14.10.27.

Mangawhai has Commercial Zones around Wood Street and the Village, and an Industrial Zone on Molesworth Drive and smaller ‘spot’ zones elsewhere. The Estuary Estates site on Molesworth Drive referred to Section 8 of this report will also provide a significant area of commercial and industrial land once the development commences. The Wood Street and Village nodes have a small zone footprint and there is scope to expand Business zoning to adjacent Residential zoned lots to consolidate commercial development within the nodes, prevent further commercial sprawl and encourage vibrant, mixed-use communities.

Pre-application enquiries and feedback from stakeholder interviews indicates a growing interest in new commercial opportunities and dissatisfaction with the lack of appropriately zoned land, although the lack of reticulated water supply is a barrier for establishing new businesses. The current Business Zone also has land use standards appropriate for the construction of apartments and townhouses, encouraging mixed-use development. It is therefore proposed to introduce expansion of the Business Zones within the nodes as part of the proposed town centre zoning to adjacent underused land.

6.1 Subdivision Rules

No subdivision consents in the Business Zone have been granted since the District Plan was made Operative. This is partially due to limited land, as well as the holiday town character of Mangawhai, which can make businesses unviable during the winter months. However if the existing Commercial Zone is expanded more land will be available for development, and the medium to high growth scenarios projected by this project are likely to attract more businesses to Mangawhai to serve the growing population.

Commercial activities tend to be small scale in the area, with the Estuary Estates site providing opportunities for bulk commercial development such as supermarkets or petrol stations. It is therefore worth considering amending the 1,000m² minimum lot size for the Business Zone to 500m² as a Controlled activity. This may encourage efficient use of existing land and appropriate commercial development in the town centre zones where the land available tends to be small to medium lots appropriate for smaller commercial activities, such as food and drink outlets and retail. This would be consistent with other towns in the District.

6.2 Land Use Rules

There are limited restrictions on signage in the Business Zones in Rule 14.10.24, leading to visual clutter within the town centres, in particular Mangawhai Village, and illegal signage due to the perception that any sign is permitted. A proliferation of signs detracts from amenity values and the vibrancy of town centre commercial areas. Signs need to be well managed to ensure that amenity values are maintained and enhanced in and around the town centre and also that visual clutter does not detract from the ability for people to view direction related signs, or increase the incidence of accidents arising from drivers taking attention off the road to focus on signs.

The Urban Design workstream may recommend changes to signage standards in the town centre zones in response to improve amenity and character. A reduction in minimum lot size to 500m² may require revision of the other development standards for the Business Zone, in particular the 10 metre front yard requirement for the Industrial Zone and the parking standards. Roadway infrastructure improvements proposed by the Roadway workstream, in particular street parking, is required to support changes to the current parking standards. Similarly, changes to permeable surface standards would rely on stormwater infrastructure improvements.

The Business Zone would greatly benefit from a communal town water supply for firefighting as proposed in the Water Supply workstream, as at present it is difficult for businesses to comply with New Zealand Fire Service requirements as well as provide their own potable water supply.

6.3 Wood Street Revitalisation Project

Wood Street is a key shopping and dining destination in Mangawhai Heads and has constraints and challenges regarding road access, lack of infrastructure, land ownership and conflicting land uses including adjacent, underutilised Council land containing pensioner housing. As part of a community planning exercise initiated by Council in 2014 for residents and business owners in Wood Street, a report was prepared by consultants Dream Planning and MWH. This report made a number of recommendations for improvements to the Wood Street shopping precinct. This project pre-dates the MTP but its recommendations are consistent with this report and the other workstreams with regard to greater efficiency of space, rezoning of land and traffic and amenity improvements.

The strategic direction outcomes for Wood Street relevant to the land development workstream can be summarised as follows:

- District Plan Changes to re-zone land and either introduce new mixed use zoning or amend the rules associated with the current Business Zone to encourage appropriate development;
- Retain Council-owned land and purchase additional land to improve public-owned space;
- Rationalise existing land uses to improve connectivity and functionality;
- Explore alternative funding mechanisms to pay for improvements;
- Improve stormwater management; and
- Develop a Consultation Plan to progress cooperation and collaboration with business owners and residents.

The long-term recommendations of the Wood Street report will be separated from the infrastructure works that can proceed immediately subject to funding, and form part of the MTP project.

Recommendations

Option 1	Status Quo including minor infrastructure improvements as identified in the Wood Street Revitalisation Plan	Funding required for Wood Street infrastructure improvements from existing budgets
Option 2	Expansion of Business Zone around the town centre nodes of Wood Street and Mangawhai Village in conjunction with the Wood Street Revitalisation Project	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments
Option 3	Full Review of the Business Zone chapter in conjunction with Option 2 including subdivision and land use development standards	Additional funding required for Plan Changes via Long Term Plan and Annual Plan amendments

7 Chapter 16 – Estuary Estates

Estuary Estates is a comprehensive, village style development on Molesworth Drive between Mangawhai Village and Mangawhai Heads. The zone was originally proposed as a Private Plan Change 10 years ago and incorporated into the District Plan. The site remains undeveloped but Council has received strong indications

that the project will commence following sale of the site to a development company. The project will consist of a large and medium format business sub-zone and over 500 additional dwellings in residential sub-zones including apartments, townhouses and standalone dwellings, with medium density housing clustered around the business area.

The project is subject to a staged development regime with roading, landscaping, public space and urban design requirements together with designated lot sizes and distributions of dwelling numbers and types via precinct. However, it is likely that the developers will seek significant amendments to the scheme to increase the number of lots to improve their return on investment, subject to service constraints such as lack of reticulated water supply. This may have significant implications for the designed infrastructure for the site and the wider Mangawhai community.

This chapter is considered consistent with the MTP project and will not be reviewed unless a new Private Plan Change is lodged by the developers. The urban design standards are considered transferable in some form to the proposed town centre zones around Wood Street and the Village and form part of the Urban Design workstream.

8 Chapter 17 – Heritage

Mangawhai has few registered heritage buildings, but there are a number of recorded archaeological sites. The harbour fringe is zoned as an Area of Significance to Maori in the Plan and recognised by the objectives, policies and limited rules in this chapter. Council has working relationships with Iwi and Heritage New Zealand for input into resource consent applications involving archaeological sites and the Mangawhai Harbour. This chapter is considered consistent with the MTP project and will not be reviewed. However the Urban Design workstream may identify specimen trees within Mangawhai that are worthy of protection on the Protected Trees Schedule, which currently includes few Mangawhai trees.

Heritage New Zealand and local Iwi Te Uri O Hau and Ngaati Manuhiri will also be involved in the consultation process for the MTP and may identify changes to the District Plan that are a priority to Maori, such is the inclusion of recorded archaeological sites as a new Schedule in the Plan.

9 Appendix 25A – Design Guidelines

The design guidelines are an outcome of the 2005 Mangawhai Structure Plan, which have not been explicitly translated into rules and development standards. The guidelines are intended to assist developers with the design of large-scale subdivisions in the Residential Zone. As large subdivisions have not eventuated since the Plan was made operative and the guidelines are not compulsory it is difficult to assess through consent data whether the guidelines have been successful. However, the themes of sustainable subdivision design, connectivity and access and low impact drainage design are considered consistent with the ten principles of the MTP project. Consideration should be given to giving the guidelines a more meaningful role in District Plan implementation.

The proposed urban design standards for the MTP should be merged with the existing Mangawhai Design Guidelines if possible to reduce the requirement for substantial amendments to the District Plan. The guidelines for part of the Urban Design workstream.

10 Natural Hazards

- Objectives and Policies 7.5.1, 7.5.4, 7.6.1, 7.6.2, 7.6.3, 7.6.4;
- Rules 12.0.7, 12.10.3b, 12.15.1, 13.10.7, 13.10.3b, 13.14.1, 14.10.7, 14.10.4a, 14.13.1; and
- Appendix C- Flood Susceptibility Areas Map 2.

There is a Natural Hazards chapter in the District Plan that translates to rules in the Rural, Residential and Business chapters regarding dwelling floor levels and setbacks from water bodies and the coastline for land use consents, and requiring geotechnical information for subdivision consents. The Flood Susceptibility Areas maps provide indicative, high level information on flood hazards, which are inadequate for use on a specific property basis. Council relies on more detailed data and maps released by the NRC for specific hazard information.

A land stability survey was carried on the Molesworth Peninsula (Mangawhai Heads) in the 1970's. The survey maps were part of the old Kaipara District Plan but were not transferred to the Operative Plan, although the survey information is still referenced in LIM Reports. A number of the areas identified as 'unsuitable' for development in the 1970s survey have subsequently been built upon, particularly in elevated, clifftop locations with views. Therefore, the land stability survey has not had the desired effect on managing development in appropriate locations.

The NRC released detailed information on coastal hazards including maps in June 2016 that addresses the matters of coastal erosion and sea level rise because of climate change. The information released by NRC will need to be incorporated into a review of the District Plan to determine whether the existing rules regarding natural hazards are fit for purpose. This will be required on a District wide basis and not merely for the MTP Study Area. However, the natural hazards review may also be an opportunity to commission a new land stability survey of the Mangawhai Study Area. NRC will be involved in stakeholder consultation for the MTP project to deal with these matters.

The Stormwater workstream also deals with potential flood hazards in Mangawhai including existing problem areas and the impacts of sea level rise.

11 Recommendations

The main recommendations for changes to the District Plan to manage growth in Mangawhai going forward are as follows:

Rural

- Introduce new Rural Lifestyle Zone consistent with Mangawhai Growth Area boundary.
- Consider as part of a wider review of the District Plan whether the Small Lot Subdivision Rule should continue to apply to the Rural Zone or be restricted to sub-zones around towns only.
- New zone to have its own controlled activity subdivision rule and new discretionary subdivision rule for lots of an average of 4,000m².
- New development standards to support the rural lifestyle zone.

Residential

- Introduce town centre zone with minimum lot size of 500m² as a restricted discretionary activity.

- Review Residential Zone development standards to reduce the number of land use consents.
- New development standards to support town centre zone.
- Rezone land to the north of Mangawhai Heads Road as residential to balance growth in housing between the Village and the Heads.

Business: Commercial and Industrial

- Implement the Wood Street Revitalisation Plan
- Revise existing development standards to support Business Zone expansion where appropriate.
- Reduce minimum lot size to 500m² for the Business Zone in Mangawhai to encourage more efficient use of land.

The above changes would need to be supported by a full Section 32 analysis under the Resource Management Act to weigh the options to change the District Plan against other possible alternatives.

12 Attachments

1. Mangawhai Growth Outlook
2. Wood Street Revitalisation Plan