

## **A Private Plan Change**

A private plan change is one that is introduced to a community by someone other than the Local Authority. The RMA provides for private plan changes to be commenced by citizens in-between the required review of a district plan every 10 years.

There has been community interest in the lodged and notified Private Plan Change 78 (the PPC) for Mangawhai Central.

The reason for the PPC is that the decade old Estuary Estate chapter does not provide for sustainable, resilient development. **Its rigid call for 17,000m<sup>2</sup> of retail space is 3 times more than would be environmentally viable for a community of this size and character.**

The PPC is to replace the 2008 (outdated and unfeasible) rules and planning requirements, with 2020 best-practice provisions that can enable sustainable growth. The provision of the Molesworth Drive upgrade, town centre and the supermarket are initial steps in the process.

Please be assured that the PPC is closely aligned to the masterplan that Mangawhai Central has presented to the Mangawhai community via public meetings and open-forum consultations at the Library Hall. Throughout the process we have encouraged community participation, engaged with people and sought feedback for incorporation into the PPC.

### **Summary of Changes Proposed by the Private Plan Change 78**

Chapter 16 and the Estuary Estates Structure Plan were included in the Kaipara District Plan over a decade ago. Mangawhai Central Ltd, with its advisers, have reviewed those provisions and concluded that they require updating to enable a sustainable, environmentally resilient outcome for the site and for Mangawhai's present and future needs. The provision of the town centre and the supermarket are the first steps in this process.

#### **Zoning Changes:**

The Private Plan Change proposes the following "zoning" based changes

- Amend the Business 1 Sub-Zone to match the amended Structure Plan and reduce its size to 5.32 ha from 7.5 ha (in the operative Estuary Estates Structure Plan).
- Delete Sub-Zones 2 (Community), 4 (Parkside Residential), 5 (Rural Cluster) and 6 (Rural-Residential).
- Establish new Residential Sub-Zones 3A, 3B, 3C and 3D (replacing Sub-Zones 2, 3, 4, 5 and 6).
- Amend Service 7 Sub-Zone to align with the ring road route in the amended Structure Plan (and an increase in size from 7.5 ha to 8.03 ha).
- Replace the Green Network Overlay with a new Natural Environment Sub-Zone 8 which encompasses the existing native bush and wetlands.
- Rezone Lot 1 DP 314200 and Lot 4 DP 314200 from Residential to Estuary Estates Zone. The Sub-Zones applied to these lots are Residential Sub-Zones 3B and 3C and Natural Environment Sub-Zone 8.
- Amend map 56A of the KDP based on the Sub-Zones illustrated in the figures below.

The existing Council owned Esplanade Reserve does not fall within the Private Plan Change area.

## **Overview of New/Amended Zones**

The purpose of the Business 1 Sub-Zone and Service 7 Sub-Zone remain the same. These support the town centre and employment related activities provided for by Chapter 16. The layout of the Business 1 Sub-Zone reflects the proposed mainstreet but at a more appropriate scale.

The new Natural Environment 8 Sub-Zone is to replace the 'Green Network' (which was an overlay rather than a Sub-Zone). The Green Network overlay created a conflict with the underlying Zones, and extended to cover large areas of pasture devoid of natural features. It also assumed that Council would potentially seek to purchase these areas, which is now highly unlikely. The Natural Environment 8 Sub-Zone applies to the areas of existing native bush and wetland within the site, to protect these features from subdivision and development.

The existing Residential Sub-Zones 3 and 4 are merged into the new Residential Sub-Zone 3A. This provides for standard residential development with subdivision of vacant fee simple lots to a minimum size of 350 m<sup>2</sup>. An "integrated residential development" overlay applies to an area within the Residential Sub-Zone 3A. This includes land intended for a retirement village and land in proximity to the town centre (Business 1 Sub-Zone) where land use consents for integrated developments (for medium density housing) can be sought as a restricted discretionary activity. This overlay would provide for the development of units, terraces and duplexes through a land use consent process.

The Residential Sub-Zones 3B, 3C and 3D replace Sub-Zones 5 and 6 of the operative Estuary Estates Structure Plan. These delete the Rural Clusters and Rural Countryside Living Sub-Zones, to provide for residential sub-zone densities over this land (500 m<sup>2</sup> and 1000+ m<sup>2</sup> for vacant fee simple lots).

## **Updated Structure Plan**

The amended Structure Plan does not adopt the prescriptive approach of the operative Estuary Estates Structure Plan, whereby all roads, reserves, walkway linkages, buildings, building areas and planting areas are exactly mapped and linked to rules which require each element to be constructed and staged exactly as illustrated. Development under that Structure Plan is not feasible or realistic and does not incorporate current best practice for the development of neighbourhoods.

The amended Structure Plan and Sub-Zones maps illustrate the framing elements important to the delivery of the objectives of the Zone. These elements are:

- (a) Upgrades to Molesworth Drive (red hatch) along the site's frontage, including the roundabouts and shared path, and the vesting of sufficient land to accommodate these features.
- (b) A 'ring road' (pink line), which generally reflects the location of the horseshoe shaped road from the operative Estuary Estates Structure Plan, is amended to reflect the changed locations of the intersections with Molesworth Drive.
- (c) A new collector road (blue), together with the mainstreet road (orange), form the road network that contains the Business 1 Sub-Zone (being the town centre). This collector road forms an internal connecting network from which the local road network can be established and linked to the ring road.

The amended Structure Plan does not illustrate or prescribe the location of the local roading networks. These are to be developed through future subdivision consent processes.

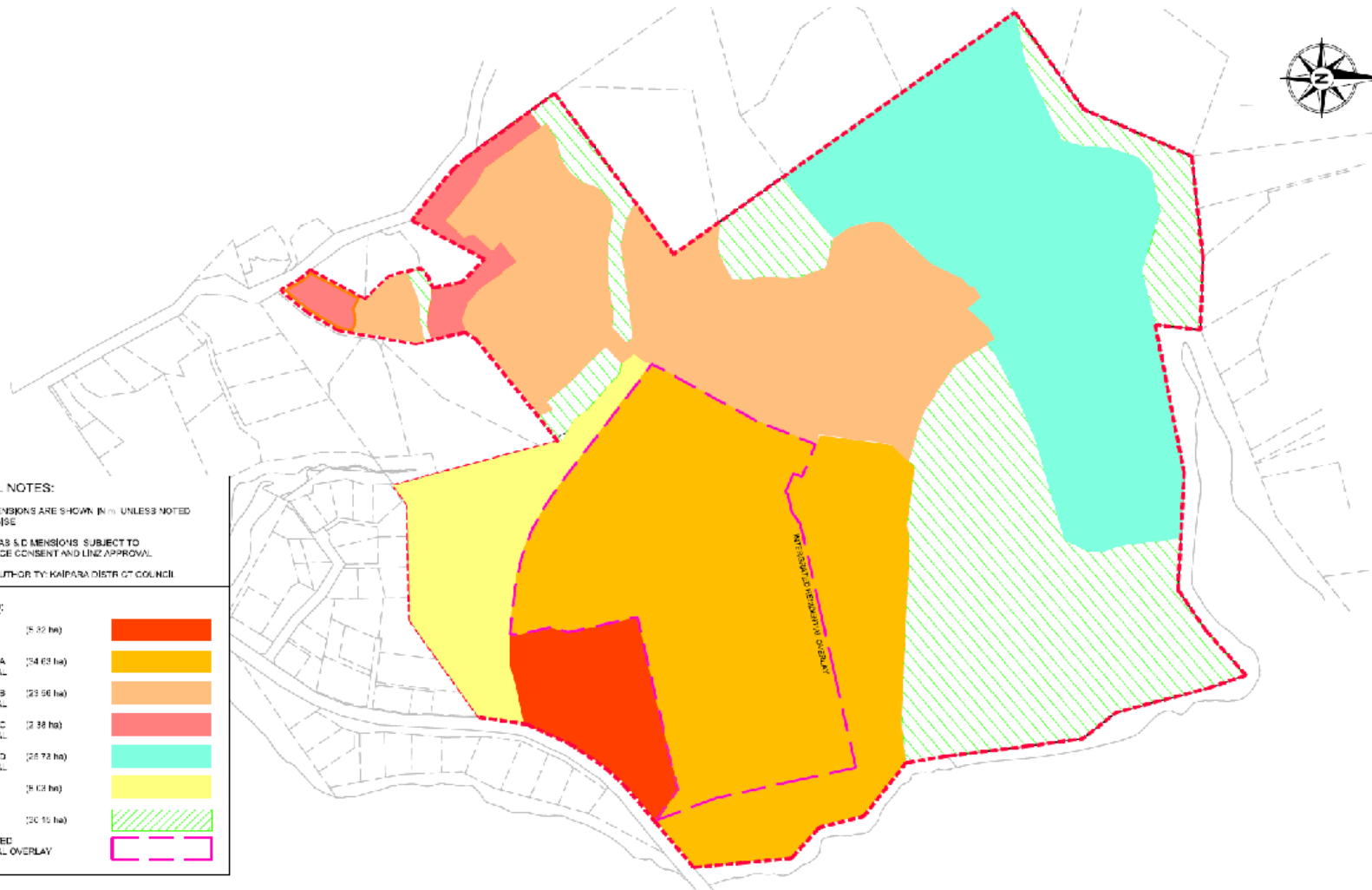
- (d) A cycle and walking trail from Old Waipu Road to the Tara Creek esplanade reserve.. This reflects the Mangawhai Town Plan and links with the long-term plan for a shared cycle/walking path between Mangawhai Heads and Mangawhai Town
- (e) Areas of existing native bush and wetlands for protection and enhancement are identified, along with the riparian margins of streams and wetlands to enhance. Also identified is amenity planting associated with the slopes of the site and road boundary with Old Waipu Road, along with the buffer planting along the edge of the Sub-Zone 7 with the adjoining Residential Zoned land beyond the Estuary Estates Zone.
- (f) An indicative open space for a town reserve contained in the Residential Sub-Zone 3A
- (g) A 'building frontage to the mainstreet'. This is where a mainstreet style of development is anticipated, with buildings fronting the street.
- (h) A new overland flow path is identified through the site to Tara Creek. This provides an opportunity to establish an amenity feature, co-located with the cycle and walking trail network which will connect with the shared path at Molesworth Drive and provide a safe cycling link to Mangawhai Heads. **Other Key features not specifically identified on the Zoning or Structure Plan but which are provided for in the PPC:**

- (a) Reliance on stormwater storage ponds and wetlands, including those within the stream network, reflects outdated engineering practice now unacceptable to Council. The existing natural wetland and stream network would be irreversibly damaged by locating stormwater ponds within them.

The Stormwater Management Plan forming part of the Plan Change material demonstrates that stormwater can be managed through low impact development solutions such as swales and rain gardens. The detailed design of such features is a resource consent matter. Additionally, KDC holds a Stormwater Discharge consent for Mangawhai which includes all treatment requirements.

- (b) The operative Estuary Estates Structure Plan anticipates the vesting of significant areas of walkways, reserves, plantings and natural environment features with Council. It is understood that the Council has not allocated any budget for the acquisition of such reserves. It is also understood that Council would, if it were to acquire reserves within the site, undertake a prioritisation of which reserves accord with its reserve acquisition and development strategies.

# Proposed Zoning Map



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE SHOWN IN (m) UNLESS NOTED OTHERWISE
2. ALL AREAS & DIMENSIONS SUBJECT TO RESOURCE CONSENT AND LINZ APPROVAL
3. LOCAL AUTHORITY: KAIPARA DISTRICT COUNCIL

**LEGEND:**

SUBZONE 1 E.B. NITSI	(5.82 ha)	
SUBZONE 3A RESIDENTIAL	(54.63 ha)	
SUBZONE 3B RESIDENTIAL	(23.96 ha)	
SUBZONE 3C RESIDENTIAL	(2.38 ha)	
SUBZONE 3D RESIDENTIAL	(28.78 ha)	
SUBZONE 7 SERVICIAL	(5.02 ha)	
SUBZONE 8	(20.10 ha)	
INTEGRATED RESIDENTIAL OVERLAY		

# Proposed Structure Plan Map

