

Welcome

To a new way of living

Nestled between Waikanae Beach and Township, just 60 kilometres north of Wellington, Ngārara is conveniently connected to both commerce and recreation.

Proximity to the M2PP expressway interchange and the imminent Transmission Gully Motorway means travel time to Wellington is expected to drop by 15-20 minutes, creating the perfect opportunity for relaxed beachside living within reasonable transit of local amenities and the City.

Our aspiration is to create a high-quality living environment which preserves the character of the natural landscape, places a high value on the unique protected wetland and native bush, puts a greater emphasis on people than it does on cars, and connects naturally with the surrounding neighbourhoods.

The land has been lived on by four generations of the Smith family. The family feel intimately connected to the land and have made great efforts to protect and improve the properties native and natural assets.

As a direct result of the family's knowledge of the land, environment, and their familiarity with the surrounding communities, the development has been planned and designed with a uniquely 'ground up' vision.

There will be a variety of residential opportunities which will encourage a wide demographic and result in a real sense of community. Mixed use commercial opportunities will also help create neighbourhoods which are vibrant and well rounded.

A high proportion of open spaces and shared spaces will further encourage community connection. Our goal is to create somewhere not just to live, but to belong.



The cornerstones

Of sustainable living



Natural Systems

To protect and enhance the natural environment through public and private initiatives



Connectivity

To optimise natural human connectivity and promote social interaction



Social Equity

To create intergenerational equity through sustainable settlement



Character

Preserving the character of the natural landscape; encourage 'organic' architecture

Our 'ground up' approach to developing Ngārara into a series of residential neighbourhoods is still new to New Zealand. It means we are designing it to fit with the existing environment, land and community – not impose on it.

Our decisions are being made based on the things that we know are already important here – the way the land lies in

relation to the sun and the wind; where the water settles naturally after rain; how and where the flora and fauna exist here; and how the surrounding community live, move and think, and how they engage with this land. Our ultimate aim is to ensure that the local environment, character and heritage is respected and reflected in the development.

It is time for more experiment in the way we plan, build and own our communities. For example, new initiatives are needed to try and find ways to ensure that our surrounding are not entirely scarified to the car

HRH The Prince of Wales

Natural Systems



Forest

The flora of Ngārara describes a thousand years or more of history. The ancient wetlands, the remnants of virgin native bush containing 500 year old kahikatea and pukatea, the stands of gnarled old macrocarpas and pines planted by the first European farmers over a hundred years ago, even the grove of century old walnut trees, all have their part to play in the story and ecology of this place. We treasure them all.

Birds Corridor

Ngārara will particularly appeal to bird lovers. Birdlife includes numerous tui, korimako, kereru, kāhu, pukeko, pheasants and quail, as well as rare matuku and mātātā.



Nga Manu Nature Reserve and Waikanae Estuary Reserve are both within easy walking distance. The Ngārara development will strengthen existing ecological assets by adding significant areas of reserve and habitat for native and indigenous bird life.

Wetlands & Water systems

Around twenty years ago we ensured the Kawakahia wetland was preserved in perpetuity with a QEII covenant.

The protection and enhancement of the nationally significant wetlands is paramount to the development concept which recognises the ecological and hydrological sensitivity of the wetlands and surrounding landform.

The natural water storage capacity of the wetlands will be utilised to enhance stormwater management by providing attenuation and enhancing natural water quality which will be significantly beneficial to aquatic and avian fauna in the area.



Connectivity

Reconnect & shared spaces

The integration of open space into a network of shared spaces will create recreation, conservation, culture and heritage opportunities in and around the settlement. This 'open-space network' will create neighbourhoods with local identities.

There will be many meeting points in the open spaces, some of them created, some of them natural. Designed to reinforce the natural visual settings of neighbourhoods and protect conservation areas and connections to wider ecological corridors. The soul and vibrancy of communities and neighbourhoods result from the interactions of their residents, and we have placed great importance on the need to design and build in such a way as to foster community connection and the likelihood of engagement.

Social & third places

Our design supports a strong sense of community without demanding engagement with neighbours. Friendliness is possible through the careful design of the interface

between public and private space. Through roading, paths, natural meeting points, and the creation of 'third places', where people can relax in company.

They are the places where you spend time outside of home and place of work, they are often within walking distance and they often become a 'home away from home'. Many exist within walking distance of Ngārara – the golf club, fishing club, bowling clubs and a vibrant network of cafes and restaurants to name a few. Many more will occur within the Ngārara boundaries.

Walkable community

The design of Ngārara intentionally places greater emphasis on the movement of pedestrians and cyclists than it does on cars.

We believe important social benefits come with this design and the improved choice in moving around the community that it brings will help to create streets that will enliven the neighbourhoods. The new Kapiti expressway cycle route will be accessible at the Te Moana interchange, extending the entire 17km route providing a great recreational and commuting opportunity without the need for vehicles.



Social Equity



Network

An important part of the Ngārara vision is to provide long-term, intergenerational benefits for new and existing residents of Waikanae. To do this, we will make sure that the surrounding community has its fair share of the benefits of development and equal access to resources and services, including open areas, tracks and lookouts.

The Ngārara development will include a range of housing types to suit the needs of the broad demographic, while providing an overall high level of amenity for all residents.



Open Space

There is no question that open space contributes to our quality of life. An outstanding feature of Ngārara will be the generous network of open spaces, not normally seen in residential development in New Zealand which includes the sixty hectare, nationally significant Kawakahia Wetland – the jewel in the crown. More than one third of the physical space in Ngārara will be parks, walkways, greenway links – between parks and also neighbourhoods, community gardens and existing wetlands and native bush.

While some open spaces seek to offer a sense of wilderness and escape, others will offer places for social interaction.

Pest and plant control will be ongoing and the involvement and commitment of the Ngārara community will be important to successful conservation.

Cultural History

The social history of the land contained within the Ngārara farm area is diverse. It has been occupied for centuries – first by iwi such as Muaupoko then more recently by Te Ati Awa and Ngati Toa who dominated this area from the 1820s. In the late nineteenth century, Wiremu Te Kakakura Parata (Wi Parata), gained title to a block which included Ngārara. The existing farm has been owned by two European farming families since the 1920s – the Fields and the Smiths (that's us).

Recognition will be given to events, individuals, hapu (families) and tribes that have occupied the land before us. Their names will be commemorated in the naming of streets, trails and meeting places.

The gateway of Waimeha has been designed to celebrate the cultural significance of Taewapirau, a prominent landscape feature within Ngārara.



Character



Urban Form

To preserve the character of the natural landscape we are creating compact development footprints that reduce the ecological and visual impact of residential settlement on the natural environment.

To achieve this, Ngārara will consist of a series of neighbourhoods separated by greenbelts, rural land and wetlands allowing us to preserve existing ecosystems and native bush, minimise where possible modification of the dune terrain and protect the unique views.

Built Form

The aesthetic, the materials, the building scale, the building relationships and most importantly the spaces created between are what makes a place feel good. The balance

and definition of private and public space will be given careful consideration in design. We know this as place making and we know that it has positive effects on us all, in a human way.

Landscape

The development will be incorporated into the natural dune landscape and is being purposefully designed not to dominate it. The wider landscape influence comes from Kapiti Island, Hemi Matenga and Kapakapanui and the development is designed to optimize the vistas for public as well as private enjoyment.

Public land is a key feature of Ngārara. Transitional 'buffer' areas alongside wetlands and forest edges, as well as wide open spaces, will provide a range of passive and active recreational areas and maintain access linking urban, public and private rural land.



Often ideas of sustainability and being environmental are very abstract. They're conceptual ideas. But the way people identify with those ideas is place, it's with landscape, it's making a difference in a specific place in a specific way.

That's the excitement I have for landscape architecture in terms of what it can bring to this country. It's about connecting people to places ... and the way that people are beneficial rather than just somehow a negative impact on the environment

Mick Abbott, Associate Professor of Design, Lincoln University



Low Impact

Urban Design & Development



Low Impact Urban Design & Development is an approach which recognises that ecosystems have limitations and that we must work within those limitations if our development is to be

sustainable. One of the primary objectives is to design water management systems that will have minimal or nil effect on the levels and processes of water within the development.

These principles embrace local features, employing treatment practices that harness natural processes to manage flooding and stormwater – enhancing natural values rather than degrading them.

Typically, this involves the infiltration of stormwater into swales, rain gardens and tree pits – contributing aesthetic value while protecting water quality and reducing flooding and runoff.

This requires a different approach to earthworks, with a focus on retaining natural drainage as opposed to compaction to a high level.

LIUDD principles and treatment techniques are at the heart of the subdivision planning phase of the development.



Stage 1

Waimеха Neighbourhood

Waimеха is the southern gateway to Ngārara with its southern boundary on Te Moana Road and nestling against the Waikanae Golf Course to the west.

Waimеха will comprise approximately 300 residences with a mix of townhouses, apartments and medium density residential properties. There will also be small scale retail and commercial opportunities within the site.

A network of walking and cycling tracks provide access throughout the community and link into the new pedestrian, cycle and bridle corridor that provides a continuous connection between Waikanae North and Raumati.

Greenways, parks and reserves will be generously spread throughout the community of the intimate neighbourhood streets.



