



AREA SPECIFIC MATTERS

Residential Zones

General Overview

We are reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years. The Kaipara District Plan is essentially the 'rule book', which is applied to manage development, activities and the environment within the district.

The District Plan influences the future shape and feel of our district, which is why it's important for Kaipara communities to be informed and get involved. Its purpose is to protect our environment, historic locations and cultural tāonga for future generations, through sustainable management of our resources, while supporting our communities to develop and grow.

We're seeking input on the Proposed District Plan from Monday 28 April to Monday 30 June 2025.

How much is changing?



NOT
MUCH

A LOT

The General residential zone applies to most of the district's residential areas and is the largest zone by area in the townships.

Residential zones provide primarily for housing, but also enable compatible home business, home-based childcare and visitor accommodation. (See rural fact sheet for rural residential.)

What are we proposing?

Additional residential land has been identified to provide for growth. The General residential zone is proposed to cover 1848ha, a significant increase from 1180ha in the Operative District Plan 2013.

Expansion areas were identified for Dargaville, Maungatūroto, Kaiwaka and Mangawhai, to accommodate the predicted population growth over the next ten years. Some growth is anticipated in other residential settlements such as Ruawai, Te Kopuru, Baylys Beach and Hakaru. As well as the General Residential Zone, residential land is provided in the Trifecta, Estuary Estates (Mangawhai Central) and Mangawhai Heights zones. The zones are shown on the Planning Maps online.

The General Residential Zone proposes reduced minimum section sizes. These vary according to location and availability of reticulated wastewater (sewerage) systems. In Dargaville, 400m²

of land will be required per house with wastewater connected. In other towns, 600m² will be required per house with wastewater connected. In any location where onsite wastewater treatment is used, 2000m² is required per house to ensure enough space for the onsite disposal field to operate reliably.

The General Residential Zone enables a wide variety of housing types. As well as the traditional separated houses, other forms like terraced housing and duplexes will also be possible.

The Awakino and Cove Road North precincts, Trifecta, Estuary Estates (Mangawhai Central) and Mangawhai Heights zones propose different mixes of housing densities and types.

How much is changing?

Additional densities, zoned areas and housing types in the General Residential Zone mean these changes are significant.

Residential Zones Key FAQs

Are the densities proposed realistic to ensure the desired outcomes for the zones are achieved?

Residential density has been kept at levels that will support the need for growth and ensure servicing is provided, while maintaining the overall character of Kaipara's residential areas. While it is proposed to increase residential density from the operative district plan 2013, minimum section sizes will still be larger than in cities like Whangarei and Auckland.

Why are there no provisions for high density residential zones in Kaipara i.e. units, apartments?

Community feedback on the Spatial Plan indicated people did not want high density housing in the Kaipara district. The highest density proposed is one dwelling per 400m² in Dargaville, and one per 600m² in other towns and villages. Multi-unit development (more than 4 units) can be undertaken with resource consent.

Why do houses without reticulated wastewater (sewerage) need to be on bigger sections?

Houses with onsite wastewater treatment need larger land areas to ensure the disposal fields can work reliably. These houses must each generally have at least 2000m² land area. This fits for most systems currently used. New technologies that don't depend on the land area can still be considered through a resource consent process.

How were the residential expansion areas chosen?

In 2020, the council, with significant community input, developed the "Kaipara District Spatial Plan – Ngā Wawata 2050" to provide a vision for the future development of our towns and settlements. The district plan zones include expansion areas identified in the spatial plan, and new areas recently rezoned for residential development by private plan changes to the operative district plan. The spatial plan can be viewed online.

What are the Awakino and Cove Road North precincts?

These precincts are parts of the General residential zone where land use and subdivision rules vary from the rest of the zone. The precincts are carried forward from recent private plan changes to the operative district plan.

Summary

- The General Residential Zone provides for different housing densities according to the location and wastewater systems. Trifecta, Estuary Estates, and Mangawhai Hills zones provide some other options for residential development.
- Growth areas have been prioritised for the life of the plan as set out in the adopted Spatial Plan.



**We'd love to hear
your views:**

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