

AREA SPECIFIC MATTERS

Rural

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.

Kaipara District is predominantly a rural district, with around 90% of the land currently zoned Rural in the Operative Kaipara District Plan 2013.

The rural environment is important to Kaipara’s people, providing food, jobs, and income, and supporting rural and coastal settlements. It has natural character and is a desirable place to live and work.

Council has responsibilities under the National Policy Statement for Highly Productive Land 2022 and the Northland Regional Policy Statement 2019 to manage rural land for social, economic, and cultural wellbeing, protect highly productive land for primary production, and avoid reverse sensitivity effects.

Growth in areas like Mangawhai and demand for rural lifestyle development can conflict with productive land use and affect the efficiency of primary production.

What are we proposing?

The Proposed District Plan proposes two rural zones:

- General rural zone (the vast majority of the rural land in the District)
- Rural lifestyle zone (targeted areas across the district where smaller lifestyle lots are encouraged and enabled).

The key aim of the two zones is to direct activities to suitable areas, boost rural productivity, and allow flexibility for living and working rurally. The proposed approach specifically seeks to:

- Protect highly protective land in the District (NPS-HPL) through stronger

controls on subdivision and inappropriate use and development

- Direct rural lifestyle development to appropriate locations next to settlements and urban areas (e.g. Dargaville)
- Ensure activities in the General rural zone are used predominately for primary production while also allowing for certain compatible activities within the zone
- Support well-functioning rural and coastal settlements that provide for the well-being and needs of local communities.

How much is changing?



NOT
MUCH

A LOT

Rural Key FAQs

How will I know which rural zones my property is in?

Areas of rural zones are mapped in the Proposed District Plan. When you search for your property in the E-plan map, it will tell you which of the rural zones (General rural or Rural lifestyle) is applicable to your land.

Can I still subdivide off a rural lifestyle sized lot?

There are opportunities to subdivide a rural lifestyle sized lot (4,000m²) in both rural zones.

However, this is primarily encouraged in the Rural lifestyle zone where you will be able to subdivide into 4,000m² lots as a controlled activity.

If you are in the General rural zone, there are two main pathways to subdivide a rural lifestyle lot from the existing record of title:

- The small lot subdivision rule which enables up to five additional 4,000m² lots
- Where there is an 'environment benefit.' For example, if you protect an area of bush or wetland.

Can I subdivide my rural property, and if so, to what size?

Yes. We are proposing a package of subdivision provisions across the rural zones which includes general subdivision, minor boundary adjustments and boundary relocations and in the General rural zone also includes small lot subdivisions and reserve, environmental benefits, and restoration incentive subdivision options. However, some subdivision options (e.g. small lot subdivision) are not available within the Mangawhai/ Hakeru Managed Growth Area to manage growth around Mangawhai.

In the General rural zone, the minimum lot size is 12ha as a controlled activity.

In the Rural lifestyle zone, the minimum lot size is 4,000m² as a controlled activity. Environmental benefit subdivision can be undertaken in the General rural zone and has a minimum lot size of 4,000m² where the relevant standards are complied with.

An incentive lot subdivision to create a reserve is also available in the General rural zone.

What kind of housing can I put on my rural property?

All lots in the rural environment may contain a single residential dwelling.

Larger lots, over 24ha, in the General rural zone may have multiple dwellings to provide for worker's accommodation, a rental income, or allow multiple generations to live on the farm. Additionally may have a minor residential unit of 90m² excluding decks and garages.

Summary

- We need to protect highly productive land, support primary production, manage reverse sensitivity, and guide rural lifestyle development to appropriate areas.
- The Proposed District Plan aligns with national policy and community goals to make the most of Kaipara's productive land.
- The two rural zones offer flexibility for living and working rurally, while prioritising primary production in the General Rural Zone.

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

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