

Residential Zones

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 our initial draft ahead of the statutory process, scheduled to commence in mid-2023. This Draft District Plan does not have any ‘legal weight’ and the Operative District Plan must continue to be relied upon.

The residential zoning identifies where people live and where these areas will expand to cater for the increase in population driven by growth in the district.

Kaipara District Council aims to create compact towns and protect the productive rural areas from inappropriate development. This is described in the Strategic Direction and the Urban Form and Development Chapter.

Council assessed options to optimise urban expansion as part of the Spatial Planning process. Infill, transition of residential densities, contiguous development, and a choice of living styles were all identified as options for development.

What are we proposing?

Sufficient expansion was identified for Dargaville, Maungatūroto, Kaiwaka and Mangawhai, to accommodate the predicted population growth over the next ten years. That includes growth in other residential settlements such as Ruawai, Te Kopuru, and Baylys Beach that will support growth around Dargaville, and in Hakaru that will support growth in the Mangawhai and Kaiwaka.

Rural settlements with residential character that serve the rural communities have been included in the Draft District Plan as the settlement zone. Rural lifestyle developments have also been included as a transition zone between the urban and the rural environments (see fact sheet on rural zones).

To optimise development within the residential zone, different densities have been identified using minimum lot sizes, including:

- **Medium-density Residential** (400m²), around town centres
- **Low-density development** (750m²) further away from town centres
- **Large lot residential** (1,000m² serviced and 3,000m² unserviced) which are on the outskirts of towns and villages

Performance standards identify the required site coverage, building heights and building setbacks.

The subdivision chapter discusses the goals of each zone and the layout and design that will maintain or enhance its amenity and character.

Additional land has been identified to provide for growth over the life of the new District Plan. Main areas of growth are: Maungatūroto, due to its strategic location on the Northland to Auckland corridor, rounding off and rationalising development in Mangawhai, and some growth in Dargaville. In the Operative District Plan, 1,147ha is zoned for residential purposes but this will nearly double to 2,082ha in the Draft District Plan.



How much is changing?



NOT MUCH

A LOT

How much is changing?

Additional density zonings and identified growth in the residential zone mean these changes are significant 9/10.

Will residential growth be contained within identified areas?

Yes, the intention is to safeguard the rural production area against inappropriate urban development and at the same time provide for a more compact urban area and enhance the character of the towns and villages across the Kaipara district.

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

To keep the character of the residential areas, the density was kept at levels that will support the need for growth and ensure servicing is provided, while increasing the density from that in the Operative District Plan. This remains well below the density of city developments (i.e. Whangarei and Auckland).

What is the difference between the new settlement zone and the residential zones?

There is no difference between the large lot residential and the settlement zone except their location. Unlike the residential zones, the settlement zone provides an opportunity for smaller towns and villages to transition to smaller densities if and when infrastructure becomes available. Most settlements are anticipated to not include reticulated services.

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. A density of 400m² is the highest density included in the draft plan, but we would love your views on this.



Summary

- We are suggesting three different residential zones providing different housing densities which will provide housing choices across the district.
- The settlement zone has been introduced for those towns/villages which service rural areas, allowing for some development and a more permissive set of land-use provisions.
- Growth areas have been prioritised for the life of the plan as set out in the adopted Spatial Plan.