

Part 5 | Land-Use & Infrastructure Alignment

5.0 | Land-Use Zones Densities Servicing Typologies

This section of the Spatial Plan sets out a preliminary high-level zones framework covering rural, residential and commercial zones of varying densities and outcomes. We used this framework to guide the way in which we consider varying density options for each of the towns, taking into consideration what type of infrastructure is potentially feasible for each area.

In general, reticulated infrastructure is recommended for medium or higher density sites or neighbourhoods, in respect of both water and wastewater servicing. Alternative methods can be considered in some circumstances, such as de-centralised wastewater systems for a group of properties - in an urban or peri-urban context. This option is generally not recommended as it can result in issues for the council, especially when new owners turn to the council for maintenance, vesting and on-going provision of the infrastructure.

Wastewater STEP detention tanks connected to a reticulated network can be an efficient option where the wider network is constrained, but in general this can introduce medium- or long-term challenges for the council when additional capacity in the treatment plant is available. Private systems or a combination of private + public systems can raise maintenance and operational issues which can be costly and inefficient; or less efficient than a fully reticulated service network.

A clear strategy around the provision of water is also required. Reliance on tank water (self-servicing) can be a risk in itself, particularly in periods of extended drought.

The Kaipara District Council is preparing its 30-year Infrastructure Strategy document, which along with targeted investigations and strategies will assist to plan for and fund the necessary infrastructure to enable sustainable growth in the Kaipara over the next three decades.

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

RURAL



Rural areas are where people work, live and recreate and where a variety of activities and services are enabled to support these functions. The rural zone enables activities based on the use of the land resource and recognises them as a primary function of rural areas.

the rural zone covers a variety of rural land uses such as:

RURAL PRODUCTION ZONE:

Provides for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values.

MIXED RURAL ZONE:

Provides for rural production on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes. Such areas often have a history of horticulture, viticulture, intensive farming and equine-related activities.

RURAL COASTAL ZONE:

Primarily to retain and enhance the rural character and amenity values, local coastal character and biodiversity values of rural production activities, and local non-residential activities. Zone also provides opportunities to access the coastal marine area and support marine-related activities.

RURAL CONSERVATION ZONE:

Comprises biophysically distinctive rural areas with important values requiring maintenance and protection. Predominantly in private ownership and used for a variety of purposes such as residential, low-impact recreational activities, conservation and open space.

On-site servicing

Yes - preferred method

De-centralised wastewater treatment & disposal

Yes - possible preferred method

STEP detention tank and reticulated servicing

No - this zone is not reticulated for wastewater

Untreated site detention tank

No - this zone is not reticulated for wastewater

Full service

No - this zone is not reticulated for wastewater

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

COUNTRYSIDE LIVING (MINIMUM LOT SIZE 10,000-20,000m²)



Countryside living predominantly integrates a variety of rural lifestyle developments, characterized as low-density rural lifestyle dwellings on rural land as an alternative to the suburban living areas. Additionally, the zone is anticipated to provide residential areas with ample open space, landscaping and minimal adverse environmental effects experienced by residents. Allotment sizes in the zone are to be diverse, which may be utilized for rural and/or residential activities.

LARGE LOT RESIDENTIAL 1 (MINIMUM LOT SIZE 2,000m²)



Provides for large lot residential development typically on the periphery of urban areas. Essentially, the zone provides low-density living opportunities and serves as a buffer between higher density residential areas and rural areas that are located outside of urban areas. Typical housing typologies include single family home on large sections. Large lot development is managed to address one (but not limited to) of the following factors: Maintains the area's landscape qualities; or the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or possible physical limitations to more intensive development including topography, servicing ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

On-site servicing

Yes - preferred method

De-centralised wastewater treatment & disposal

Maybe - possible preferred method

STEP detention tank and reticulated servicing

No - this zone is not reticulated for wastewater

Untreated site detention tank

No - this zone is not reticulated for wastewater

Full service

No - this zone is not reticulated for wastewater

Yes - preferred method

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

No - number of properties too low to off-set cost of servicing on a neighbourhood or town-wide scale as overall potential dwelling yields are low

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

LARGE LOT RESIDENTIAL 2 (MINIMUM LOT SIZE 3,000m²)



Provides larger lot residential development with an aim to allow growth through low density residential development with a more rural feel. Typical housing typologies include single family home on larger sections.

Larger lot residential development is managed to address one (but not limited to) of the following factors: Maintains the area's landscape qualities; or the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or possible physical limitations to more intensive development including topography, servicing ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

EXISTING RESIDENTIAL (MINIMUM LOT SIZE 400-800m²) INTENSIFIED



The zone enables residential intensification within existing residential zones which have been identified as adequate to accommodate higher density development. Fundamentally, the zone provides for suburban built character and encourages site redevelopment, primarily for single family houses and duplex housing. These are expected to be on larger sites to allow sufficient room for good urban design.

On-site servicing

Yes - preferred method

De-centralised wastewater treatment & disposal

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

STEP detention tank and reticulated servicing

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

Untreated site detention tank

No - lot size too large to justify cost on a neighbourhood or town-wide scale as overall potential dwelling yields are low

Full service

No - number of properties too low to offset cost of servicing on a neighbourhood or town-wide scale as overall potential dwelling yields are low

No - will not achieve yield and lot size. Too small

No - this zone is expected to be serviced

Maybe - possible option if infrastructure capacity is constrained

Maybe - possible option if infrastructure capacity is constrained

Yes - preferred option

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

LOW DENSITY RESIDENTIAL (MINIMUM LOT SIZE 750-1000m²)



The purpose of low-density housing is to provide residential development while maintaining and enhancing the amenity values of established residential neighbourhoods. Fundamentally, allowing traditional suburban densities and housing forms. Dwellings will typically be detached and set on sections between 750-1000m² in area. Growth is limited due to significant constraints (infrastructure, natural or built heritage, environmental constraints). However, less control is required over site layout and design as suburban character and amenity will be achieved from the large area available for each dwelling.

MEDIUM DENSITY RESIDENTIAL (MINIMUM LOT SIZE 500m²)



A zone which removes restrictions on density to enable housing supply and choice. Predominantly, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will support limited non-residential activities to enhance residential amenity whilst not impacting on the primary role of the zone to provide housing supply. Much of the anticipated residential development in the zone is to be characterised by diverse housing options: semi-detached housing and standalone housing on smaller scales.

On-site servicing

No - will not achieve yield and lot size. Too small

De-centralised wastewater treatment & disposal

No - this zone is expected to be serviced

STEP detention tank and reticulated servicing

Maybe - possible option if infrastructure capacity is constrained

Untreated site detention tank

Maybe - possible option if infrastructure capacity is constrained

Full service

Yes - preferred option

No - will not achieve yield and lot size. Too small

No - this zone is expected to be serviced

No - this zone is expected to be serviced

No - this zone is expected to be serviced

Yes - preferred option

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

MIXED-DENSITY (MINIMUM LOT SIZE 350 - 700m²) (MEDIUM-HIGH)



The purpose of a mixed density zone is to remove restriction on density and provide for medium to high density residential development to enable housing supply and choice. Predominantly a suburban-built character located between medium and high density areas, supplying a wider range of housing typologies, set on sections ranging between 350-700m² in area. Housing typologies include duplex housing and town housing.

HIGH-DENSITY RESIDENTIAL (MINIMUM LOT SIZE 300m²)



The zone which enables high intensity by enabling more intensive use of land. Typically, high-density zones act as transitional areas within proximity to town centers with accessible public transport, cycle and walkways. Primarily, the anticipated housing typologies are townhouses, terrace housing and retirement villages to be set on sections of 300m² in area. Such development will ensure a greater diversity of housing supply, support the function of town centers and divert from the use of private transport.

On-site servicing

No - will not achieve yield and lot size. Too small

De-centralised wastewater treatment & disposal

No - this zone is expected to be serviced.

STEP detention tank and reticulated servicing

No - this zone is expected to be serviced.

Untreated site detention tank

No - this zone is expected to be serviced.

Full service

Yes - preferred option

No - will not achieve yield and lot size. Too small

No - this zone is expected to be serviced.

No - this zone is expected to be serviced.

No - this zone is expected to be serviced.

Yes - preferred option

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

MIXED-USE TOWN CENTRE (MINIMUM LOT SIZE 300m²)



A primary focus for community life, retail, entertainment, business and services provided for locals and visitors. Provides a wide range of activities such as residential, leisure, commercial, tourist, cultural, community and civic centres. Greater height opportunities within the centre will facilitate increased intensification, including office and residential at upper floors. In the Kaipara context, provisions should typically enable buildings between one, two and three storeys with key retail streets being a focus for pedestrian activity within the centres, promoting 'walkable communities'.

COMMERCIAL



The purpose of commercial intensified zones is to predominantly increase commercial development in varied built forms and levels of intensity. In conjunction with rural production and industrial activity, commercial activity will provide an economic foundation for the area, increasing employment and wealth.

On-site servicing

No - will not achieve yield and lot size. Too small

De-centralised wastewater treatment & disposal

No - this zone is expected to be serviced

STEP detention tank and reticulated servicing

No - this zone is expected to be serviced

Untreated site detention tank

No - this zone is expected to be serviced

Full service

Yes - preferred option

No - will not achieve yield and lot size. Too small

No - this zone is expected to be serviced

No - this zone is expected to be serviced

No - this zone is expected to be serviced

Yes - preferred option

LAND-USE ZONES DENSITIES SERVICING RESIDENTIAL BUILDING TYPOLOGIES

INDUSTRIAL (MINIMUM LOT SIZE 1,000-2,000m²)



The industrial zone provides either heavy or light industry activity, with an anticipated level of amenity lower than the centre zones. Light industry activities include production, manufacturing, logistics, storage, transport and distribution activities, whereas heavy industry activities may produce objectionable odour, dust and noise emissions. The primary attribute of a heavy industrial zone is that it contains sites large enough to accommodate large-scale industrial activities. The zone is typically located within proximity of key freight routes.

On-site servicing

No - this zone is expected to be serviced

De-centralised wastewater treatment & disposal

No - this zone is expected to be serviced

STEP detention tank and reticulated servicing

No - this zone is expected to be serviced

Untreated site detention tank

No - this zone is expected to be serviced

Full service

Yes - preferred option. Commercial industrial businesses rely on adequate infrastructure to establish in a town. Managing waste appropriately is an essential factor for the sustainable growth of Kaipara's Key Urban Areas.