



Kaipara te Orangahui • Two Oceans Two Harbours

Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 24/06/2025

Submission Reference Number #:57

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

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I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

- **Yes**

Submission points

Point 57.1

Section: General Residential Zone

Sub-section: Rules - General residential zone

Provision:

GRZ-R12	Multi-unit development
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Support / Amend / Oppose: Amend

Submission:

We wish to express our support for the inclusion and encouragement of multi-housing developments within the proposed district plan. As Kaipara's towns grow, multi-housing is an inevitable and necessary evolution that can provide more affordable housing options and accommodation for essential workers, contributing to the district's economic and social resilience.

However, we also urge caution and strong design controls to avoid the pitfalls observed in other urban centres such as Auckland, where poor design outcomes have led to diminished living standards and community dissatisfaction.

Key recommendations:

1. Design quality and neighbour privacy
 - Introduce minimum design standards to ensure architectural quality and compatibility with Kaipara's beachside and rural character.
 - Require privacy measures between neighbouring units, such as window placement, fencing, and landscaping.
2. Parking and stormwater management
 - Mandate at least one carpark per unit to reduce street congestion.
 - Require permeable paving for driveways and common areas to manage stormwater runoff effectively.
3. Water infrastructure
 - Encourage shared underground water tanks for developments, including capacity for firefighting requirements, rather than multiple individual tanks.
4. Sustainability and green technologies
 - Promote the use of solar panels, rainwater harvesting, and energy-efficient building materials to reduce infrastructure strain and environmental impact.
5. Storage and livability
 - Require dedicated storage areas for bikes, beach gear, and gardening tools, especially in compact developments where internal space is limited.
6. Location and density strategy
 - Support multi-unit housing only within walkable catchments of town centres and amenities to

Conclusion:

We advocate for “density done well”—multi-housing that enhances the character, livability, and sustainability of Kaipara’s towns. With thoughtful planning and robust design rules, the district can avoid the mistakes seen in other cities and create thriving, inclusive communities.

Relief sought

We respectfully request that the Kaipara District Council:

1.

1. Retain and support provisions that enable multi-housing developments as a means to provide more affordable and diverse housing options across the district.
2. Introduce stronger design controls to ensure high-quality outcomes, including:
 - Minimum architectural design standards that reflect the character of beachside and rural environments. This could be achieved by mandating that all Multi-Unit developments are designed by a Registered Architect.
 - Privacy protections between dwellings through appropriate setbacks, screening, and window placement.
 - A design review is carried out by a Kaipara District Registered Architect - as part of the Resource application.
3. Require a minimum of one carpark per dwelling unit in multi-housing developments to manage on-street parking and traffic impacts.
4. Mandate the use of permeable paving for driveways and shared surfaces to reduce stormwater runoff and support sustainable land management.
5. Encourage shared underground water tanks for multi-unit developments, with capacity for both domestic use and firefighting, rather than multiple individual tanks.
6. Promote the integration of green technologies, including solar energy systems and rainwater harvesting, to reduce infrastructure demand and environmental impact.
7. Require dedicated storage areas for bicycles, beach equipment, and gardening tools to support livability in compact housing formats.
8. Restrict multi-unit housing developments to walkable catchments around existing town centres and amenities to reduce car dependency and enhance community connectivity. I.e. Limit the areas suitable for Multi Unit housing on the planning to within a 10-15 minute walk of a Settlement/Town Centre
9. Adopt a planning approach that prioritises “density done well” (best practice) , ensuring that intensification contributes positively to the character, function, and sustainability of Kaipara’s settlements.

