

Section 32 Report

Part 3

General Residential Zone

Prepared for the

Proposed Kaipara District Plan

Prior to Notification

28 April 2025

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ABBREVIATIONS USED IN THIS REPORT

Kaipara District Council Operative District Plan	KDP
Kaipara District Spatial Plan	KDSP
National Environmental Standards	NES
National Planning Standards	NPS
Northland Regional Policy Statement	NRPS
National Policy Statement on Urban Development	NPS:UD
Proposed Kaipara District Plan	PDP
Proposed Regional Plan	PRP
Resource Management Act 1991	RMA
Section 32 of the RMA	s32

1. INTRODUCTION

1.1 Overview

1. This report details the pre-notification evaluation undertaken by Kaipara District Council in relation to the General Residential Zone for the Proposed Kaipara District Plan (PDP). The report has been prepared in accordance with the requirements of section 32 of the RMA (s32) and identifies and evaluates the outcomes sought for the district's residential areas and the proposed provisions to achieve those outcomes.

1.2 Topic Description

2. The General Residential Zone covers existing residential areas in the District's townships. Other residential areas are in the special purpose zones for Estuary Estates and Mangawhai Hills Development Area – see separate s32 reports for these.
3. Issues addressed by the General Residential Zone provisions include ensuring an adequate supply of housing can be provided in the District, maintaining the amenity of residential environments, and the scale and type of non-residential activities that can establish in the residential areas.
4. The adoption in 2020 of the 'Kaipara District Spatial Plan Ngā Wawata 2050 – Our Aspirations' (KDSP) provides significant strategic direction in respect to future zoning and this needs to be reflected in the provisions of the new District Plan. There is a desire to enable appropriate residential growth and development that is consolidated, compact, feasible; and well designed. Flexibility in housing typologies to meet the needs of all members of the community is called for.
5. Commercial and Industrial buildings are enabled in the operative Kaipara District Plan (KDP) subject to performance standards. Such an approach may not deliver acceptable residential amenity outcomes and creates a tension with the outcomes and preferred locations for these activities.
6. The Strategic Direction chapter provides direction on some of these issues, see that chapter and separate s32 report for Strategic Direction.
7. There are two precincts within the General residential zone: Awakino and Cove Road North precincts, as shown on the Planning Maps. Specific objectives, policies and rules apply within the precincts that differ from the General residential zone. See separate section 32 reports for these precincts.

1.3 Scale and Significance of the Effects

8. The s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. Criteria to determine the scale and significance have been applied as shown in Table1:

TABLE 1: ASSESSMENT OF SCALE AND SIGNIFICANCE OF EFFECTS		
Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
<ul style="list-style-type: none"> Reason for change 	<ul style="list-style-type: none"> 10-year review Growth of the district Giving effect to higher level RMA documents including National Planning Standards and NRPS, and implementing the KDSP and Mangawhai Spatial Plan. (The KDP predates these.) 	4
<ul style="list-style-type: none"> Degree of shift from status quo 	<ul style="list-style-type: none"> Changes to planning outcomes and rule framework Density increases, including permitted minor residential and consented multi-unit residential developments, produce effects on neighbouring properties Provides for residential activities that are not single households but are residential activities. (e.g. student hostels, womens' refuge, supported living). These activities are not specifically provided for in the KDP Reduced scope for commercial activities, compared to KDP. 	4
<ul style="list-style-type: none"> Who and how many will be affected 	<ul style="list-style-type: none"> Community wide positive effects, including increased development opportunities; Localised adverse effects on neighbouring properties. 	3
<ul style="list-style-type: none"> Degree of impact on or interest from Maori 	<ul style="list-style-type: none"> Iwi/Māori will not be impacted to a greater extent than the general population Consistent with iwi management plans 	2
<ul style="list-style-type: none"> Timing and duration of effects 	<ul style="list-style-type: none"> Ongoing into the future 	5
<ul style="list-style-type: none"> Type of effect: 	<ul style="list-style-type: none"> Ongoing positive effects at district scale through increased residential capacity Adverse effects may relate to the scale of built form, residential densities and types of activities enabled in the General Residential Zone. 	2
<ul style="list-style-type: none"> Degree of risk or uncertainty: 	<ul style="list-style-type: none"> Low risk and uncertainty. Most General Residential zoning is carried forward from operative district plan, with known and generally accepted effects. Controls are within established expectations for residential zones. The proposed changes are consistent with the District's spatial plans which are relatively recent and were widely consulted. There may be some opposition to increases in residential densities, particularly multi-unit. 	2
Total (out of 35):		22

9. The level of detail in this evaluation report is appropriate for the level of effects anticipated.

2. Advice Received from Iwi

10. S32 requires evaluation reports to summarise relevant advice from iwi authorities under Clauses 3(1)(d) and 4A of Schedule 1 of the RMA. Table 2 below summarises the consultation undertaken and advice received from iwi authorities in relation to draft residential zone chapters. The Overview s32 report includes a wider summary of Iwi engagement.

TABLE 2: SUMMARY OF ADVICE RECEIVED FROM IWI		
Details of the consultation process	Summary of advice concerning the proposal received from iwi authorities	Summary of the response to the advice received
Tangata Whenua Discussion Document	Robust policies to ensure sites and areas of significance to Tangata Whenua are adequately identified and protected to provide certainty for future development.	Sites and Areas of Significance to Māori are protected in a district-wide chapter of the PDP.
Engagement with Tangata Whenua 2021 about content of new district plan	<ul style="list-style-type: none"> Align objectives, policies, and methods with the respective Iwi Management Plans and the Te Ao Māori/Māori world view. Update provisions for Papakainga Development to support and encourage whānau to return to their whenua. Support the development of Māori landholdings to ensure economically sustainable and resilient outcomes for landowners. Include mechanisms to ensure consultation and/or a cultural assessment is undertaken with Tangata Whenua to protect sites and areas of significance to Māori. 	<p>Council has considered Iwi management Plans.</p> <p>The PDP includes provisions addressing issues around papakainga and sites and areas of significance to Māori.</p> <p>Māori Land is provided for in the Māori Purpose Zone.</p>
Written feedback received from Te Uri o Hau and Te Roroa, on Exposure Draft District Plan, September 2022.	<ul style="list-style-type: none"> We have not had sufficient time/resourcing to address all provisions, or consult broadly, and we intend to continue to work with KDC on plan development until the plan is notified. Several chapters contain a high number of provisions that seem over-complicated and, in our view, are unlikely to be the most appropriate way to achieve the purpose of the RMA, or the most efficient and effective way to achieve the desired objectives. 	<p>Text simplification: three draft residential zones have been consolidated into one General Residential Zone with text reviewed and edited.</p> <p>Terms “tangata whenua” and “mana whenua” used in the chapter have been revised.</p>

3. Documents considered

11. The higher-level policies and other documents considered, and any relevant requirements are set out in Table 3 below:

Table 3: Documents considered	
Document	Relevance
National Policy Statement on Urban Development 2020 (NPS-UD)	<p>The NPS-UD directs local authorities in relation to development of urban environments. The Kaipara District Council has decided that the NPS-UD does not apply to the Kaipara district due to no settlement at the present time meeting the definition of an 'urban environment' in the NPS. The existing townships are sufficiently separated that they do not collectively form a single housing and employment market that would cross the 'urban environment' definition threshold.</p> <p>Whilst the NPS-UD does not therefore have to be given effect to in Kaipara District, it nonetheless contains useful direction on how urban growth should be managed.</p>
Northland Regional Policy Statement (NRPS)	<p>The NRPS promotes sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues; and setting out objectives, policies and methods to achieve integrated management the natural and physical resources of the region. Regarding Residential activity:</p> <p>Objective 3.6 addresses the issue of reverse sensitivity seeking to ensure that existing infrastructure it is protected from the negative impacts of new subdivision, use and development due to its contribution to the Northland economy.</p> <p>Objective 3.8 promotes the optimisation of existing and new infrastructure.</p> <p>Objective 3.11 promotes sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.</p> <p>Objective 3.14 promotes the protection from inappropriate subdivision, use and development of the coastal environment: the natural character of freshwater bodies, outstanding natural features, outstanding natural landscapes and historic heritage.</p> <p>Policy 5.1.1 promotes planned and coordinated development which includes 'Regional Urban Design Guidelines' and addresses cumulative and reverse sensitivity effects.</p> <p>Policy 5.1.3 seeks to avoid the adverse effects of new use(s) and development, particularly residential development.</p> <p>Policy 5.1.2 seeks that development in the coastal environment amongst other things ensures sufficient setbacks from the coastal marine area</p> <p>Appendix 2 to this document provides more detail on the NRPS content.</p>
Iwi management plan	<p>The District Plan must take into account planning documents recognised by an iwi authority and lodged with the territorial authority, bearing on the resource management issues of the district (RMA s74(2A).) (These are often abbreviated to "IHEMP" – "iwi-hapu environmental management plan.") Four of these are relevant to Kaipara District, referenced more fully in the Section 32 Overview Report.</p> <p>All state Tangata Whenua values and call for these to be respected in development, especially regarding processes around culturally significant sites. Affordable papakāinga housing, and the maintenance of existing housing on Māori land are called for along with innovative infrastructure for residential development (e.g. energy efficient building design, renewable energy, water storage tanks, and biodigestors).</p>
Kaipara District Spatial Plan Ngā Wawata 2050 – Our Aspirations' (KDSP)	<p>The KDSP was published in 2020 and sets a framework for future growth in the district's towns and villages and to help leverage growth and development.</p> <p>For residential development, the spatial plan seeks to enable residential growth and identifies areas for potential residential growth and intensification options for existing residential areas in Dargaville, Mangawhai, Maungatūroto and Kaiwaka. The future assessed land yields identified that high density, medium density and low-density housing should be enabled, albeit that these terms as applied to a Kaipara context are much lower than what is commonly understood as medium or high-density housing.</p>

	Appendix 3 to this document provides more detail on the Mangawhai Spatial Plan, Mangawhai being the major growth area of the district.
New Zealand Urban Design Protocol 2005	The Urban Design Protocol is a voluntary commitment by central and local government, as well as property developers, investors, design professionals, educational institutes and other groups to undertake specific urban design initiatives to make New Zealand towns and cities more successful through quality urban design. It identifies seven essential design qualities that together create quality urban design – context, character, choice, connections, creativity, custodianship and collaboration. These principles flow through to both the location and layout of new greenfield residential areas, and assessment matters when considering both subdivision design and medium density housing typologies.

4. Approach to evaluation

12. The proposed General Residential Zone provisions have been assessed in accordance with the following issues:
 - a. The need to reflect recent national direction;
 - b. The need to ensure sufficient capacity is provided to meet anticipated demand (whether or not the NPS-UD is in play);
 - c. The need to provide sufficient housing choice, in terms of geographic location, typology eg. smaller units and low-maintenance housing, and affordability;
 - d. The issues and outcomes envisaged in the KDSP
 - e. The need to appropriately provide for non-residential activity that are compatible and anticipated in residential areas, without undermining the consolidation and vitality of commercial town centres as the focal points for activity;
 - f. The need to provide an appropriate level of amenity for residential activities through the control of both activities and built form standards.
 - g. The need to for new and/or intensified residential areas to be appropriately serviced with both network infrastructure and community facilities to meet the needs of the community.
13. The Strategic Direction objectives in the PDP relevant to the General Residential Zone chapter are also considered, notably:
 - a. SD-VK-O1 Wellbeing: Social, economic, and cultural wellbeing are promoted through zones that provide for appropriate activities, character and amenity values across the Kaipara District and that set appropriate outcomes and expectations for each zone.
 - b. SD-VK-O7 Providing a variety of living options and housing choices
 - c. SD-UFD-O1 Opportunities exist for the development of residential, commercial, and industrial land to meet current and predicted future demand.
 - d. SD-UFD-O2 Economic and business development opportunities are enabled in Commercial and Industrial Zones, and in other zones where the activity is compatible with the local environment, amenity, and the anticipated outcomes of the zone.
 - e. SD-UFD-O3 Sufficient infrastructure capacity, including social infrastructure, is available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs.

- f. SD-UFD-O4 Urban development incorporates high quality urban design that contributes positively to the local context, amenity and anticipated outcomes for the zone.
- g. SD-UFD-O5 Urban form is consolidated and integrated to accommodate future growth and provide development capacity effectively and efficiently for residential, business and community activities.
- h. SD-UFD-P3 Use the General Residential Zone to accommodate the diverse housing needs of the community.

5. Evaluation of Objectives

14. Under s32 of the RMA, Council must evaluate the extent to which each objective proposed in the PDP is the most appropriate way to achieve the purpose of the RMA. Table 4 contains the objectives proposed for the General Residential Zone.

TABLE 4: S32 ASSESSMENT OF PROPOSED RESIDENTIAL ZONE OBJECTIVES	
Proposed Residential Zone Objectives	
GRZ-O1 Purpose of zone	The General Residential Zone is developed and used predominantly for residential activities with a mix of building types, and other compatible activities.
GRZ-O2–Ensuring housing supply	The supply of housing is sufficient to adequately meet the needs of the community and to enable efficient infrastructure servicing, through both intensification within existing urban areas and in identified greenfield locations adjacent to the existing towns of Dargaville, Maungaturoto, Kaiwaka and Mangawhai.
GRZ-O3–Ensuring housing choice	The range of housing types, sizes, and locations meets the diverse housing needs of the community..
GRZ-O4–Housing form and density	The General Residential Zone comprises a moderate concentration and bulk of buildings, with mainly detached houses and some semi-detached and terraced housing, and other development that is compatible.
GRZ-O5–Amenity of General Residential Zone	<ol style="list-style-type: none"> 1. New development achieves a good level of design quality and amenity appropriate to the outcomes anticipated for the zone. 2. Non-residential activities located within the General Residential Zone are compatible with the character and amenity of the surrounding residential environment and do not have any significant adverse effects on the role and function of commercial zones.

15. Table 5 identifies the relevant sections of RMA Part 2 (purpose and principles of RMA) for each of the objectives in the General Residential Zone.

		TABLE 5: RELEVANCE OF PROPOSED RESIDENTIAL ZONE OBJECTIVES WITH PART 2 OF THE RMA				
		Proposed Residential Zone Objectives				
		GRZ O1	GRZ O2	GRZ O3	GRZ O4	GRZ O5
RMA Part 2 Sections	5(2)	✓	✓	✓	✓	✓
	5(2)(a)		✓	✓		
	5(2)(c)	✓				✓
	7(c)				✓	✓
	7(f)				✓	✓

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16. Objective GRZ-O1 reflects the NPS zone standard for the General Residential Zone, and thus sets the framework for sustainable management in the zone. The objective is to retain residential as the predominant activity. It recognises the potential for some non-residential activities to be compatible with residential uses. (Policy GRZ-P6 details compatibility considerations.) This objective sets the scene for management of the adverse effects on the character and amenity component of the environment in accordance with section 5(2)(c).
17. Objective GRZ-O2 seeks a sufficient supply of housing to meet the community's needs, thereby providing for the wellbeing, health and safety of people and communities sought in Section 5(2). The consolidation and intensification of living opportunities in the existing towns of Dargaville, Maungaturoto, Kaiwaka and Mangawhai enables the development of vibrant and viable centres and the efficient provision and use of infrastructure and facilities. The objective also ensures that the land resource will meet the reasonably foreseeable needs of future generations for housing, thereby achieving Section 5(2)(a).
18. Objective GRZ-O3 recognises the need for choice in housing forms, locations, sizes, lifestyle preferences, and meets the needs of the community. Housing needs change in accordance with changing demographic profiles, economic capacity and household structures. There is a need for the district's housing stock to respond to changing household formation and size patterns. This objective will enable future generations to meet their housing needs in accordance with Section 5.
19. Objective GRZ-O4 calls for a moderate concentration and bulk of buildings, which is an important factor in neighbourhood amenity and environmental quality. Kaipara towns and villages have developed with lower densities than cities. Local people prefer to retain this character, with acceptance of moderately increased density. The objective allows for other development that is compatible.

20. Objective GRZ-O5 protects the characteristics and amenity of the General Residential Zone, which includes accessibility, safety and convenience. By protecting these aspects and excluding incompatible non-residential activities, the objective helps to sustain the natural and physical resource of the urban environment for future generations in accordance with Section 5(2)(a). The Objectives also recognise the potential for activities and buildings to adversely affect the character, amenity and safety in the General Residential Zone and seek to minimise this. For example, business and industrial activities can impact residential environments. The objectives recognise this and address adverse effects on amenity and safety, providing for the community's on-going health and safety in accordance with Section 5(2). Economic wellbeing is supported by protecting the role and function of commercial zones.

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21. GRZ-O4 and O5 seek to achieve a high level of amenity in the General Residential Zone through good building design and appropriate non-residential development that is compatible with a residential environment. These objectives address amenity and the quality of the environment by seeking to ensure a good level of building design quality and appropriate non-residential activities in General Residential Zone, consistent with the scale and character of Kaipara towns and villages. These objectives achieve Sections 7(c) and (f).

Objectives conclusion

22. Having assessed the proposed objectives against Part 2 of the RMA it is considered that they are the most appropriate way to achieve the purpose of the RMA.

6. Evaluation of the Provisions

23. S32 assessments must determine whether the proposed provisions (policies and rules) are the most appropriate way to achieve the proposed objectives. The General Residential Zone chapter proposes 5 objectives and this s32 assessment must assess whether the proposed provisions are the most appropriate means to achieve those proposed objectives. This must include the identification of alternatives, and cost benefit analysis of the economic, social, environmental and cultural effects of the provisions including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered.
24. The following sections of this report identify the range of options available, and the efficiency and effectiveness of the preferred provisions.

6.1 Options

25. To identify reasonably practicable options, the Council undertook the following:
- a. Reviewed relevant district plan residential zone provisions. The proposed provisions were compared to the provisions of several operative or proposed district plans addressing similar objectives, including plans of Auckland, Whangarei, Waikato, Christchurch and Selwyn. This provided a useful comparison with other recently developed plans from both metropolitan areas and regional districts.

- b. The other district plans enable non-residential activities that are generally compatible with residential environments and provide a range of services that are valued (and expected) in residential areas. The PDP provisions, activity standards and built form standards are like those in the district plans surveyed. Although detail variations exist, no obvious outliers in the proposals were identified compared to accepted planning practice.
 - c. Consideration was given to feedback on the exposure draft plan (September 2022). The exposure draft proposed three residential zones – large lot, low density and general residential, and increased residential density relative to the operative KDP. A minimum site size of 400m² was considered to constitute ‘medium density’ in a Kaipara context. Dargaville, Maungataroto and Mangawhai would have the same provisions. Some feedback asked for more recognition of the differences between the towns, for example that Dargaville has reticulated water supply, while Mangawhai does not. Other feedback noted that Mangawhai Village was proposed for medium density while Mangawhai Heads residential areas was proposed to be in the low density residential zone, and asked for both areas to be zoned the same.
 - d. Feedback on the exposure draft medium density zone was that this density and the built form outcomes and housing typologies would not suit Kaipara towns and villages. Feedback also questioned whether this zone fitted the NPS zone framework requirements. Many amendments were proposed in the feedback, including changing the name of the Medium Density Residential Zone to General Residential Zone.
 - e. Consideration was also given to the Kaipara District Spatial Plan, including the structures plans for each township.
26. The following broad options were identified and assessed regarding residential zoning:
 - a. **Option 1 – Status Quo:** Retain the KDP provisions in one residential zone chapter. Retain the existing single residential zone and standards, with reformatting as required by the National Planning Standards.
 - b. **Option 2 –** Single General Residential Zone with provisions starting from the exposure draft Medium Density Residential Zone, with modifications including responses to exposure draft feedback, varied residential unit density and selected KDP provisions carried forward.
 - c. **Option 3 – Three zone model:** Adopt the proposal set out in the exposure draft (subject to amendments to reflect feedback through the exposure draft process), including three residential zones - large lot, low density and general residential.
27. The preferred option is Option 2 because:
 - a. The proposed General Residential Zone, including changes from KDP and the exposure draft, is the most appropriate option to achieve the objectives. A single General Residential Zone is considered more appropriate because it enables a variety of development options in any part of the

residential land resource. Kaipara towns and villages are relatively small, with low demand for high density development. Flexibility within the single zone is enabled by provisions covering variations in local density (e.g. higher densities in Dargaville) and differences in available infrastructure. The occasional demand for higher density development is met through resource consent processes.

- b. Adoption of the 'general residential' zone label better aligns with the zone descriptions in the NPS, and with the density outcomes anticipated by the community as expressed through the exposure draft feedback and structure plans, with 400m² density applied at Dargaville and lower density in other towns and villages. A pathway is still provided in all towns for a variety of housing types, including multi-unit dwellings in the General Residential Zone via a resource consent process.
- c. The proposed General Residential Zone achieves the proposed strategic directions, in particular the Urban Form and Development objectives and policies.
- d. The proposed provisions are consistent with the KDSP and the Mangawhai spatial plan, with respect to the provisions enabling a variety of housing typologies and increased densities, and the provisions enabling home-based businesses and compatible non-residential/commercial activities in the General Residential Zone.
- e. The proposed amendments are consistent with the Nga Ture mo Te Taiao o Te Roroa and Te Uri o Hau Kaitiakitanga o te Taiao iwi management plans.
- f. Option 2 gives effect to the NRPS objectives and policies and the regional development and design guidelines in NRPS Appendix 2. It also provides a high level of certainty to landowners, residents, neighbours, the community and Council about the nature and level of activities and development allowed.

28. Option1 (KDP/status quo) is not the most appropriate option because:

- a. The KDP provisions are not consistent with the National Planning Standards
- b. The KDP provisions do not achieve the proposed objectives
- c. The KDP provisions do not achieve the strategic directions objectives and policies
- d. The KDP provisions are not consistent with the KDSP and Mangawhai Spatial plans
- e. The KDP does not give effect to NRPS, in particular: Objective 3.6 Economic activities – reverse sensitivity and sterilisation, Policy 5.1.3 Avoiding the adverse effects of new use(s) and development, Objective 3.11 Regional Form, or Policy 5.1.1 Planned and co-ordinated development.

29. Option 3 (three zone model) is not the most appropriate option because it is considered overly complicated for Kaipara towns and villages, which have small populations with low demand for high density development. Multiple residential zones would require allocating the residential land resource to the different zones according to forecast future development trends, including the expected demand

for particular building typologies and densities in each town and village. The inherent uncertainty of such forecasting means that the three zone model would likely result in inefficient use of the residential land resource, with some zones being under-utilised and in other areas a scarcity of land available to meet emerging demand.

30. Table 6 summarises the provisions cascades for the General Residential Zone, reflecting preferred option 2.

Table 6: Provisions cascade for General Residential Zone under option 2	
Objective	Relevant provisions
GRZ-O1 Purpose of zone	Policies: all Rules: all
GRZ-O2 Ensuring housing supply	Policies: GRZ-P4, GRZ-P6, GRZ-P7. Rules: GRZ-R2, GRZ-R5, GRZ-R7, GRZ-R12, GRZ-R17
GRZ-O3 Ensuring housing choice	Policies: GRZ-P1, GRZ-P4. Rules: GRZ-R4, GRZ-R7, GRZ-R9, GRZ-R17
GRZ-O4 Housing form and density	Policies: GRZ-P2, GRZ-P3, GRZ-P8. Rules: GRZ-R1, GRZ-R3, GRZ-R4, GRZ-R7
GRZ-O5 Amenity of General Residential Zone	Policies: GRZ-P2, GRZ-P3, GRZ-P5, GRZ-P6, GRZ-P8. Rules: GRZ-R1, GRZ-R3, GRZ-R6, GRZ-R8, GRZ-R9, GRZ-R10, GRZ-R11, GRZ-R13, GRZ-R14, GRZ-R15, GRZ-R16, GRZ-R18, GRZ-R19, GRZ-R21.

6.2 Costs, benefits, effectiveness and efficiency

31. Assessment of whether the provisions achieve the objectives is provided in a consolidated manner because the objectives are closely linked and together focus on ensuring within the purpose of the zone, and that a sufficient supply of housing is provided, that supply is differentiated (in terms of both geographical location and typology) to meet the diverse housing needs of the community.
32. **Appendix 1** to this document provides detailed discussion of the proposed rule framework.
33. Table 7 evaluates the provisions for the General Residential Zone.

TABLE 7: EVALUATION OF PROVISIONS TO GIVE EFFECT TO OBJECTIVES

	Option 2 – Proposed option
Benefits	<p>Economic:</p> <ul style="list-style-type: none"> • The provisions enable residential units with moderately increased densities, compared to the KDP residential provisions, providing economic benefits through greater utilisation of the land resource. It also helps to meet housing needs, thereby moderating house price increases. GRZ-P8 relating to available infrastructure supports increased density. • Increased housing and associated housing choice provide economic benefits by increasing construction activity with benefits for attracting a workforce. • Policy GRZ-P1, and rule GRZ-R5, provide economic benefits for landowners by enabling minor units to be constructed in all zones, thereby providing opportunities for rental income and potentially increasing property values • Multi-unit residential development is enabled by GRZ-P1, P4 and rule GRZ-R12 via a restricted discretionary resource consent process, improving utilisation of the land resource and potentially increasing the value of properties in this zone that could be redeveloped, with associated construction-phase economic activity. • Policies GRZ-P4, P5, P6 and P7 provide economic benefits by enabling a range of activities including compatible commercial activities to establish and operate in the zone. These policies are mainly implemented by GRZ-R7 to R10. These rules enable supported residential care, boarding houses, home businesses, visitor accommodation and home-based childcare as permitted activities. GRZ-R13 to R18 provide for educational facilities, veterinary, community facilities, emergency services, retirement villages, camping grounds and limited commercial activities through the resource consent process as restricted discretionary activities.
	<p>Social:</p> <ul style="list-style-type: none"> • Policy GRZ-P1 provides social benefits by enabling a range of housing types and sizes to meet community accommodation needs. This policy is implemented by rules GRZ-R1, GRZ-R3-R4, which permit residential units and minor units. Rule GRZ-R12 provides for multi-unit developments in the general residential zone as a restricted discretionary activity, which can increase housing supply to meet demand for affordable accommodation. • GRZ-P2, P3, P4, P6 and P7, GRZ-R1 and associated built form standards GRZ-S1-S9 enable housing in a manner that delivers social benefits through an acceptable level of amenity for residential neighbours, in a manner that recognises that urban areas grow, change, and intensify over time. • GRZ-P4 and P5, implemented by rules GRZ-R7, R10, R15 and R17, enable supported residential care, boarding houses, home-based childcare, retirement villages and community facilities to meet the needs of people with specific needs for care and support. These provide social benefits by meeting community needs, subject to adverse effects being managed through the resource consent process. • GRZ P8 provides social (especially health) benefits by requiring systems for water supply, wastewater and stormwater disposal.

	<p>Environmental:</p> <ul style="list-style-type: none"> GRZ-P1, P3 and P4 (implemented by rules GRZ-R2 and GRZ-R8 and associated built form standards GRZ-S1-S9) enable moderate intensification in the General Residential Zone, thereby increasing housing supply with an environmental benefit of compact urban form and maintaining some open green space on residential sections. GRZ P8 provides environmental benefits by requiring systems for water supply, wastewater and stormwater disposal. <p>Cultural:</p> <ul style="list-style-type: none"> GRZ-P1, implemented by rule GRZ-R4 permits minor residential units, providing cultural benefits by allowing flexibility in housing design to accommodate different cultural needs for housing including multi-generational families. GRZ-P5 enables community facilities (the definition of which includes land and buildings used for cultural purposes) to be established within the General Residential Zone via the resource consent process. This policy is implemented by rules GRZ-R11, LDRZ-R10 and LLRZ-R10
Costs	<p>Economic:</p> <ul style="list-style-type: none"> Restricting the ability of out-of-zone activities to establish is a cost to those activities. However, those possible costs are mitigated by the availability of land for most activities in other zones. More generally, zoning can reduce the influence the market has over deciding where different land uses should locate. Provisions limiting the bulk and density of new buildings reduces economic potential for land development. Provisions limiting non-residential/business activities (except for permitted home based businesses and visitor accommodation), multi-unit housing, with associated consenting costs. <p>Social:</p> <ul style="list-style-type: none"> Potential for community opposition to denser developments enabled by Policy GRZ-P1 and Rule GRZ-R3. <p>Environmental:</p> <ul style="list-style-type: none"> Increased residential densities, sizes, minor residential units and multi-unit developments reduce natural values when land is developed. <p>Cultural: none identified.</p>
Opportunities for economic growth	Opportunities for economic growth are moderate. Some growth may occur as a result of increased housing capacity and improved affordability, which in turn helps to attract more residents to Kaipara.
Opportunities for employment	The opportunities for employment are moderate. Enabling capacity and choice will potentially increase house building, which will result in employment opportunities during the construction phase. The provision of more affordable housing opportunities will enable potential workers to move to the District to take up employment opportunities, which in turn will mean that businesses can grow with reduced labour constraints that might otherwise limit growth opportunities.
Certainty and sufficiency of information	Residential amenity is well understood and there is little uncertainty around it. The benefits and costs of other provisions are reasonably certain, and there is sufficient information available to assess the likely impact of adopting the provisions.

Risk of acting or not acting if there is uncertainty or insufficient information.	Not applicable
Effectiveness in achieving the objective(s)	The provisions are an effective way of achieving the objectives as they will protect residential amenity by limiting the scale of new buildings and the type and scale of non-residential activities that can establish in the General Residential Zone, requiring resource consents for non-residential activities except for small scale home businesses and visitor accommodation, and controlling the built form of new developments.
Efficiency in achieving the objective(s)	The proposed provisions will be efficient in achieving the objectives as they enable an increase in housing supply and intensification while minimising the costs involved in consenting processes. This is achieved by enabling minor units and dwellings on reduced lot sizes as of right and providing for multi-unit developments and a range of other potentially compatible activities as a restricted discretionary activity.

6.3 Reasons for deciding on the provisions

34. The proposed policies, rules, standards and assessment criteria in the General Residential Zone chapter are the most appropriate way to achieve the objectives. They provide for:
- a. Housing choice by enabling a range of housing typologies including single household residential units, minor units, multi-unit residential developments (subject to a consent assessment) and types of residential accommodation that are not single household units.
 - b. Increased housing intensification by reducing minimum site sizes for residential dwellings in general residential areas compared to the KDP and enabling multi-unit residential developments to be constructed subject to a consent process.
 - c. Urban design matters to be considered when assessing resource consents for activities such as multi-unit developments, retirement villages and non-residential activities.
 - d. Small scale home businesses and visitor accommodation as permitted activities.
 - e. Some non-residential activities that are appropriate in a residential environment are enabled through the resource consent process, as restricted discretionary activities.
35. The proposed provisions are the most efficient and effective means of achieving the objectives as together they will:
- a. Enable increased housing supply and housing choice as of right through increased densities and by permitting minor residential units, thereby increasing housing supply without increasing consenting requirements.
 - b. Enable variation in dwelling densities appropriate to location and available services.
 - c. Providing for multi-unit developments through the resource consent process as restricted discretionary activities, which enables the Council to consider design and amenity matters while minimising consenting costs.

- d. Enable small scale home occupations and visitor accommodation activities to operate without need for resource consent.
- e. Enable specified non-residential activities that provide for community needs to establish by way of resource consent, allowing the Council to manage adverse effects on the residential environment through the consent process.

7. CONCLUSION

- 36. Pursuant to s32 of the RMA, the proposed General Residential Zone objectives have been analysed against Part 2 of the RMA and are the most appropriate way to achieve the purpose of the RMA.
- 37. The proposed provisions have been compared against reasonably practicable options and are broadly similar to the residential provisions in other recently developed district plans. The proposed provisions are the most appropriate means of achieving the proposed objectives.

APPENDIX 1: Detailed discussion on the proposed rule framework

38. The proposed General Residential Zone has been designed to enable further intensification and housing opportunities through increased housing density. The rules provide for greater density in Dargaville than other places. This difference is because Dargaville, due to past development patterns and availability of services has a more urban character than the other towns and villages, which have a semi-rural look and feel. Permitted densities are reduced where services to ensure there is space for onsite wastewater treatment and disposal.
39. Other new provisions enable both minor residential units and multi-unit developments, with the latter being subject to a resource consent process. This change will enable a greater diversity of housing sizes and typologies to meet a wider range of housing needs, with the greater opportunities for intensification provided in the district's larger townships where a range of services, facilities, and employment opportunities are available.
40. In addition to providing a greater range in housing types, the rules provide for a broader range of residential activities, providing for people whose living arrangements do not conform with traditional concepts of households. This broadening of permitted residential activities includes inter-generational housing where extended family can live on the same site via the minor residential unit provision (noting that minor units can also be rented to non-related households). The proposed rule package also provides for residential accommodation for supported living for people with disabilities, women's refuges, and student hostels.
41. Retirement villages are an anticipated (and beneficial) type of residential accommodation that is necessary in residential areas to provide specialist care for older members of the community, and to enable people to remain in their community as they age and their care needs evolve. The scale and built form of such facilities clearly differs from standard detached residential housing, and often includes large care facilities and communal areas for the use of residents such as on-site cafes, recreation facilities such as movie rooms, indoor swimming pools and gyms etc. As such, provision is made for retirement villages subject to a site-specific resource consent assessment as a restricted discretionary activity. The proposed activity status enables the overall design and layout for the facility to be assessed to ensure appropriate integration into the surrounding residential area.
42. The KDP has an 'effects-based' structure whereby non-residential activities in the Residential Zone are controlled primarily through rules that are designed to manage effects resulting from matters such as noise, glare, and traffic movements. In line with the NPS, the Proposed Plan is shifting to an 'activities-based' structure, whereby the zones contain a list of the activities that are permitted, and likewise a list of activities that are to be managed through the resource consent process. Such an approach is consistent with that of other recent district plans that have adopted an activities-based format.
43. Across New Zealand there is a long history of residential areas containing a range of activities that, whilst being non-residential, remain generally compatible with residential environments and concurrently provide easy access to a range of services that are valued (and expected) in residential areas.

44. The range of activities and their associated activity status within the General Residential Zone is identified below:
- i. Permit a range of residential activities that provide for diverse housing needs including supported residential care and boarding houses. Retirement villages and camping grounds are also contemplated, with resource consent.
 - ii. Permit small-scale home businesses where the level of activity is commensurate with the predominant use of the site remaining residential. Visitor accommodation and home-based childcare (with limited numbers) are also permitted, including those that do not constitute a home business.
 - iii. Provide for a range of activities that are an anticipated and valued part of residential environments. In the main these activities are subject to a site-specific resource consent as a restricted discretionary activity to make sure their scale and design is in keeping with a residential environment and if need be to enable conditions to be placed on the operation of the activity to maintain appropriate levels of residential amenity. These activities include emergency facilities i.e. fire and ambulance stations, community facilities (the definition of which includes “recreational, sporting, cultural, safety, health, welfare, or worship purposes”), education (including preschools), camping grounds and visitor accommodation, and small-scale dairy or grocery store retailing located on corner sites. Other commercial activities are discretionary, to protect residential amenity and the vitality of the Commercial Zone.
 - iv. All other activities are proposed to have a fully discretionary activity status to enable their effects and their alignment with objectives and policies to be assessed. The exception is industrial activities which are proposed to have a non-complying activity status, reflecting such activities not being anticipated or appropriate in residential areas.
45. The extent and nature of built form standards for activities within General Residential Zone is identified below:
- i. Activity status: Objective GRZ-O4 calls for a moderate concentration and bulk of buildings. Accordingly, one or two residential units are permitted per site, subject to density controls. The density control is the key tool for implementing the objectives. As such, proposals to exceed the permitted density have a restricted discretionary status up to three residential units per site. Development of four or more units is “multi-unit development” subject to a separate rule to enable assessment of all relevant potential effects. Greater utilisation of larger sites is available through subdivision, although minimum lot sizes promote the same density standards as the land use rules.
46. All other built form standards have a restricted discretionary activity status for proposals that exceed the permitted limit. A restricted discretionary activity status is appropriate as the matters for assessment can be identified i.e. typically effects on neighbour amenity and wider residential character, and as such full discretionary status is not necessary to capture the potential effects in play.
- i. **Density:** The KDP has a minimum site size of 600m² for serviced sites (increasing to 1,000m² for sites in the various overlays), and 3,000m² for non-serviced sites that are reliant on on-site septic tank systems. The General Residential Zone standardises to 600m² in most towns and villages for serviced sites, with Dargaville changing to 400m² as discussed above.
 - ii. The GRZ also makes provision for multi-unit development (with no minimum site size), with multi-unit proposals to be assessed as a restricted discretionary activity to ensure the urban design outcomes are acceptable. A similar approach is proposed for retirement villages where the density

rule does not apply given that such facilities are designed and operated in a comprehensive manner.

- iii. **Height:** The KDP has a standard 10m and this is carried forward in the proposed General Residential Zone. This readily enables two storey dwellings with pitched roofs and also accounts for dwellings built on hill slopes with basement areas.
- iv. **Height to boundary:** The KDP has a variable control whereby the height of the building is 3m plus whatever the setback is between the building and a boundary i.e. a proposed building that is set 3m in from an internal boundary can be 6m in height. The proposed rule standardises on a 45-degree recession plane measured from 3m above existing ground level at the side or rear boundaries of the site adjoining another GRZ, Open Space, or Sport and Active Recreation Zoned site. Height to boundary does not apply to sites that border a rural, industrial, or commercial zone given the less sensitive nature of these latter zones. This control is common across New Zealand, is simple to apply, and is effective in maintaining a reasonable level of daylight access in residential environments.
- v. **Site coverage:** The KDP has a 35% site coverage limit for buildings and a 40% limit for buildings plus impervious surfaces such as driveways. It is proposed to increase both the site coverage and impervious surface limits in the GRZ to enable more housing and the different housing typologies that are now anticipated in this zone. The proposed limits of 50% building coverage and 60% impervious surface still ensure that a reasonable proportion of the site is available for landscaping and stormwater infiltration.
- vi. **Outdoor living space:** The KDP has a variable rule that requires a private outdoor living space that is at least 50% of the GFA of the residential unit, has a minimum dimension of 3m, and can contain a circle with a minimum diameter of 5m. It is proposed to simplify this rule by requiring a minimum area of 50m² in the GRZ with a minimum dimension of 4m. These dimensions ensure a reasonable outdoor living space is available for the future occupants, commensurate with the reduced site size in the GRZ. The minimum dimension ensures that the space is functionally useable for outdoor living, rather than being a narrow strip of land around the perimeter of the site.

47. Minor residential units are to be provided with their own outdoor space of 20m², again with a minimum 4m dimension to ensure a useable courtyard area is available for the occupants of the minor unit. The provision of a dedicated outdoor space is important given that there is not proposed to be any limitation on the relationship of the occupants of the minor unit to the occupants of the principal residential unit i.e. it is not necessarily a family flat but instead can be rented out to unrelated tenants.

- i. Building setbacks from side and rear boundaries: the KDP has separate rules for rear boundaries (3m) and side boundaries (3m for one boundary and 1.5m for another boundary). It is proposed to simplify this approach with the same setback of 1.5m applying to all side and rear boundaries.

48. A more enabling setback is provided for accessory buildings such as garages, to enable these structures to be built closer to the boundary. This enables sites to be used efficiently, especially given the reduction in site size proposed in the GRZ. The length of such structures on the boundary is limited to 7m to enable a typical garage and small workshop/ garden shed, without overly dominating the outlook from neighbouring sites. Such structures are typically low in height (and remain subject to height to boundary controls), and therefore do not compromise the residential amenity of neighbours. No setback is required where buildings on adjacent sites share a common wall along a boundary i.e. two adjacent garages with a shared firewall or a duplex.

- i. Road boundary setbacks: The KDP requires a 5m building setback from road boundaries. Consistent with a reduction in the minimum site size in the GRZ, it is proposed to reduce this setback to 2m to enable smaller sites to be used efficiently whilst retaining some space at the front of the property for landscaping. Where garage doors are located facing towards the road (or shared accessways for rear sites that share a driveway), the garage is required to be setback a minimum of 5.5m to enable a vehicle to be parked in front of the garage without projecting out over the footpath or into the shared driveway.
- ii. Setbacks from water bodies and coast: the KDP setback requirements have been retained to ensure the natural values of lakes, rivers and the coastline are maintained.
- iii. Setbacks from rail corridors: There are limited instances where the General Residential Zone directly adjoins the rail corridor. That said, there is the potential for plan changes in the future that increase the extent of the interface and therefore it is helpful for the plan to address this scenario. A building setback of 5m is proposed to ensure that buildings on private land adjacent to the rail corridor can be constructed and then maintained without construction workers or future residents needing to access the rail corridor to erect scaffolding or other equipment.
- iv. Urban design: The KDP does not provide for multiunit developments. As set out above, it is proposed to introduce a consenting pathway for multi-unit developments in the GRZ in recognition of both the benefits of managing urban growth through the intensification of existing larger townships, and in providing a more diverse range of housing typologies to meet differing housing needs of the community. As a new form of housing, it is important that it is done well. As such, multi-unit developments are to be assessed against a short list of urban design matters to ensure acceptable outcomes in terms of streetscape, site layout, unit design, the location of parking and storage areas, and the integration of landscaping and private outdoor living areas.
- v. First floor balcony and window setbacks: The introduction of a multi-unit pathway also raises issues that can arise with two storey terraced housing forms. The KDP enables two storey dwellings, however two storey forms are both relatively uncommon in the townships (especially in flat areas), and invariably only contain bedrooms where internal occupancy is limited as are the number of windows overlooking adjoining sites. Terraced typologies can significantly increase the amount of overlooking, especially if balconies and kitchens/ lounges are located at first floor level. It is proposed that first floor balconies and living area windows (but not bedroom or bathroom windows) be set back a minimum of 4m from neighbours to ensure there is some separation between sites at upper levels. The 4m setback also aligns with the minimum dimensions for outdoor living courts, and the typical dimension of shared driveways and associated perimeter planting strips, therefore the first-floor setback requirement should not in practice be unduly onerous or limiting, whilst ensuring some mitigation of overlooking.
- vi. Minimum unit sizes: The provision of smaller units is generally positive in that it enables more diverse/ low maintenance/ affordable housing options. Minimum unit sizes ensure adequate levels of amenity are provided for occupants. These are set at low levels to ensure the plan remains enabling of smaller housing options, with the proposed minimums being 35m² for studio units and 45m² for one bed units. These dimensions have been long established in the Auckland Unitary Plan (and several other district plans) and do not appear to be giving rise to any significant issues.
- vii. Road boundary fencing: The KDP does not control road boundary fencing. It is likewise not proposed to control it in the GRZ given the more suburban character of these zones where front fencing is a common element in the streetscape. It is noted that for multi-unit

developments where the overall site development needs to be assessed, the design of front fencing can be included as a matter of discretion.

- viii. A summary of the built form rules in the KDP and the proposed General Residential Zone is set out in Table 8 below.

Table 8: Comparison of built form rules in the KDP and the proposed GRZ		
	KDP	GRZ
Site density	600m ² serviced 1,000m ² overlays serviced 3,000m ² unserviced	400m ² Dargaville serviced 600m ² other towns and villages serviced 2,000m ² unserviced
Minor Unit	N/A	Yes – max 90m ² GFA and 20m ² outdoor courtyard
Multi-unit	N/A	Restricted Discretionary
Height	10m (8m in an overlay area)	8m
Building coverage	35%	50% net site area
Impervious surfaces	40%	60% net site area
Recession Planes (height to boundary)	Height = 3m + distance to side boundary	3m + 45 degree angle
Side boundary	1.5m + 3m	1.5m Reduced setback for accessory buildings
Rear boundary	3m	1.5m
Road boundary	5m	2m & 5.5m for garage doors
Outdoor living	50% of GFA + 3m minimum and 5m diameter circle	50m ² + 4m dimension 20m ² + 4m dimension for multi-unit
Minimum unit size	N/A	35m ² studio and 45m ² 1-bed
First floor window and balcony setbacks	N/A	4m for balconies and living area windows
Road boundary fencing	N/A	N/A

APPENDIX 2 – Northland Regional Policy Statement provisions relevant to GRZ

49. Table 9 contains NRPS provisions relevant to the General Residential Zone.

Table 9 – NRPS provisions		
Regional Statement	Policy	Relevance
Regional Statement for Northland (2016)		<p>Objective 3.6 Economic activities – reverse sensitivity and sterilisation -The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:</p> <ul style="list-style-type: none"> (a) Reverse sensitivity for existing: <ul style="list-style-type: none"> (i) Primary production activities; (ii) Industrial and commercial activities; (iii) Mining*; or (iv) Existing and planned regionally significant infrastructure; or (b) Sterilisation of: <ul style="list-style-type: none"> (i) Land with regionally significant mineral resources; or (ii) Land which is likely to be used for regionally significant infrastructure. <p>Objective 3.8 Efficient and effective infrastructure - Manage resource use to:</p> <ul style="list-style-type: none"> (a) Optimise the use of existing infrastructure; ... <p>Objective 3.11 Regional Form - Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.</p> <p>Objective 3.14 Natural character, outstanding natural features, outstanding natural landscapes and historic heritage - Identify and protect from inappropriate subdivision, use and development;</p> <ul style="list-style-type: none"> (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins; ... <p>Policy 5.1.1 – Planned and co-ordinated development</p> <p>Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:</p> <ul style="list-style-type: none"> (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2; (b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature; (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects; (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure; (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.
- (h) Is or will be serviced by necessary infrastructure.

Policy 5.1.2 Development in the coastal environment

Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:

- (a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;
- (b) Ensures sufficient development setbacks from the coastal marine area to;
 - (i) maintain and enhance public access, open space, and amenity values; and
 - (ii) allow for natural functioning of coastal processes and ecosystems;
- (c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);
- (d) Ensures adequate infrastructure services will be provided for the development; and

Policy 5.1.3 Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

- (a) Primary production activities in primary production zones (including within the coastal marine area);
- (b) Commercial and industrial activities in commercial and industrial zones;
- (c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure¹⁴; and
- (d) The use and development of regionally significant mineral resources.

Policy 6.1.1 Regional and District Plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
- (b) Be as consistent as possible;
- (c) Be as simple as possible;
- (d) Use or support good management practices;
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
- (f) Enable the aspects of subdivision, use and development that complies with the Regional Policy Statement; and
- (g) Focus on effects and where suitable use performance standards

	NRPS Appendix 2 – Regional development and design guidelines, includes details supporting the NRPS policies.
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APPENDIX 3 – Mangawhai Spatial Plan (2020)

50. Table 10 provides further detail of the Mangawhai Spatial Plan, part of the Kaipara District Spatial Plan.
(The full document can be accessed online – <https://www.kaipara.govt.nz/spatial>)

Table 10: Mangawhai Spatial Plan	
Plan or strategy	Relevance
Kaipara District Spatial Plan – Ngā Wawata 2050 – Our Aspirations (KDSP)	<p>The KDSP provides a vision for the sustainable future development of the communities in the District.</p> <p>The KDSP identifies opportunities for future residential growth for each town or settlement, including some intensification of existing residential areas. The outcomes sought include enabling residential development at various densities, including low, medium and high density housing.</p>
Mangawhai Spatial Plan (2020)	<p>This spatial plan sets out a preferred growth option for accommodating future residential growth in Mangawhai. The plan notes that the KDP provisions provide for a low density residential development, and do not provide for a variety in housing types, styles and sizes that would reflect the communities housing and lifestyle choices. The spatial plan notes that demand for residential land has resulted in an increase in resource consent applications for dwellings on undersized lots.</p> <p>The spatial plan identifies that intensification is appropriate in existing residential areas around the town's commercial centres, and that providing for minor dwellings is appropriate.</p> <p>Chapter 3.4 Living Environment</p> <p>Implications for the Kaipara District Plan -</p> <p>Residential zone</p> <p>The benefits of developing on existing residential zoned land and land within the wastewater serviceable area could be achieved with the following recommendations:</p> <ol style="list-style-type: none"> 1. Encourage efficient development on existing vacant Residential zoned land, while at the same time protecting the coastal and residential character of existing residential areas. 2. Use existing vacant residential zoned land around existing or proposed centres more efficiently through intensification and allow for lot size as small as 400m² and Integrated Residential Development. 3. Review the minimum lot size of the 'larger residential sites' as marked with orange outlines in Figure 3-4-5 in light of efficiency and the current market conditions. 4. Review provisions for minor dwellings, considering: <ul style="list-style-type: none"> - Limiting minor dwellings to 65m²; - requiring located these within an existing or new dwelling, or at the rear of the site;

	<ul style="list-style-type: none"> - Restrictions on subdivision; and - Potentially subject to a resource consent to confirm services and appropriate design. <p>5. Expand the Residential zone into adjacent rural areas within the wastewater serviceable area and outside natural hazard areas.</p> <p>6. Enable housing choice through a range of housing typologies, including provision for minor dwellings.</p> <p>7. Explore and promote tenure alternatives, such as rental, part ownership, co-housing, social housing etc.</p> <p>8. Review unintended barriers in the Kaipara District Plan, such as lot size requirements, parking requirements, secondary dwellings. Identify and, if possible, balance these barriers with amenity imperatives and address as part of the ongoing District Plan review.</p> <p>9. Consider and promote alternative design approaches, such as medium density housing, shared services, and minor dwellings.</p> <p>Urban Design Guidance</p> <p>Residential and employment growth also bring challenges around the quality of development. This could degrade the character of an area and / or create security issues. To counteract this, it is proposed to introduce design guidance through the District Plan. The following should be considered:</p> <ol style="list-style-type: none"> 1. The implementation of improved pre-application procedures for design input into the resource consent application processes. This could include input by urban design specialists in informal settings such as design meetings or workshops, and / or the introduction of an urban design panel to review and provide advice on major development proposals. 2. Updated guidelines could be produced as part of the District Plan, which is being reviewed. As part of this review, further consideration should be given to whether separate guidelines are needed for specific towns and villages, areas, or specific types of development. <p>Section 3.6 Employment</p> <p>Community Values</p> <p>Public consultation has raised issues relating to the ability for people to provide for their economic well-being within Mangawhai. Potential solutions sought by the community included more provision for home occupations...</p> <p>Residential Zone Activities</p> <ol style="list-style-type: none"> 1. Identify and clearly articulate within the District Plan appropriate commercial activities like home occupations that could occur within the residential zone in order to provide for a wider range of activities that support the community. It is suggested that the District Plan make reference to specific commercial activities to be provided for within the residential zone. 2. Provide for commercial activity within residential areas which are compatible with the existing amenity characteristics and features. Such activities could include the following: <ul style="list-style-type: none"> - Home occupations - Supported care (maximum number of people accommodated) - Boarding houses (maximum number of people accommodated) - Visitor accommodation (maximum number of people accommodated)
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	<ul style="list-style-type: none"> - Care centres, including childcare centres (max number of people accommodated) - Offices (small – up to a maximum gross floor area) - Restaurants (small – up to a maximum gross floor area) - Healthcare facilities - Dairies (small – up to a maximum gross floor area). <p>3. Review home occupation rules to further enable small scale work from home activities, while maintaining residential amenity.</p>
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