

3 Land Use and Development Strategy

3.1 Introduction / Resource Description

In preparing the District Plan and in the review of Kaipara's Future - Working Together, the Kaipara District Council has recognised the opportunity and importance of providing a clear and planned provision for current and future residential and business development - to meet market expectations and harness opportunities for future growth. The provisions within this Plan are intended to encourage residential and business development throughout the District and in particular, around those existing settlements identified as Growth Areas. The provisions of the Plan also seek to provide direction so as to avoid ad hoc expansion of settlements, the under-utilisation of current Residential and Business zoned land, and to avoid intensive developments in areas which may be more appropriate for lower density or rural uses in the future. Council direction on economic (i.e. business) growth has also been considered in preparing the District Plan.

If land use and economic growth is not responded to, the following outcomes may occur:

- Increased fragmentation and development of residential and business activities on versatile and productive soils (a finite resource) or on sensitive environments (harbour and coast);
- Stifled growth and development opportunities;
- Ineffective and inefficient provision of infrastructure servicing for economic development;
- The amenity, heritage, landscape, ecological and natural values of the District can be reduced; and
- Residential and business land use may be adversely affected by effects of climate change if inappropriately located (e.g. within areas prone to rising sea levels and/or erosion).

The outcomes described above have the potential to generate both adverse environmental and amenity effects and result in an increase in conflicts between incompatible activities (e.g. reverse sensitivity impacts).

Council has established a Strategy that provides direction to enable both current and future residential and business development within the Kaipara District, over the period of the Plan and beyond. In addition to this, Council has taken an approach that recognises the current limit of resources to commit to this future development and the uncertainty over when development pressure is likely to require land areas to be available.

In examining future options, the Council has recognised the increasingly diverse demand profile for economic activities in the District and for residential choices. Changes in age and community composition, occupancy rates, and attitudes to residential and business density, the specific aspirations of Tangata Whenua, and the development of increasingly specialised economic markets, confirm that the simple provision of land is not adequate to ensure sustainable residential and business development.

The Council recognises the potential constraints to development. These include physical limits, e.g. limits to development imposed by flood, geotechnical and coastal erosion hazards, landscape, ecological and cultural limitations and the need for servicing alongside and in advance of land use development. This Strategy also recognises that providing a land use development strategy will contribute to the sustainable management of the natural and physical resources of the District. For example, it provides greater certainty to land users on the periphery of settlement areas, and allows the interface of residential and business activities and the rural heartland to be more effectively managed.

It is anticipated that the provision of identified Growth Areas, will encourage investment and development within these areas, while also providing opportunity to maintain and enhance amenity and character values. The Plan does not seek to discourage residential and business development outside Growth Areas; rather the Growth Areas are those areas in which the Council anticipates growth in the foreseeable future and will focus its resources (to develop infrastructure and other needs that contribute to community wellbeing). This approach will assist also in protecting rural economic opportunities, contributing to the social and economic well-being of the rural heartland and the district as a whole.

This Strategy provides for a range of residential and business development opportunities and future opportunities across the District. It is anticipated that it will be progressively implemented as part of both the current and future District Plans. In planning for growth a number of outcomes are sought by Council; this includes consideration of catchments surrounding Growth Areas and development of guidelines for each Growth Area. Design Guidelines have been developed for the Mangawhai Growth Area in the first instance.

While the Council will encourage sustainable land use and development, it is keen to ensure that ad hoc land use development is minimised. Council will monitor the development of residential, business and surrounding rural land during the Plan period and proposes to initiate Structure Plans for the Growth Areas as demand arises. In addition, Council provides the opportunity for such investigations to be initiated privately where this will enable individual economic opportunities in these areas to be realised (e.g. through integrated subdivision consents). The Council will generally require a Structure Plan to be completed either before or at the same time as any Plan Change proposed for land within a Growth Area, except where the scale of development does not warrant a Structure Plan and it can be demonstrated

This chapter provides information on how the Plan manages land use and is directing future growth

Council plans to undertake Structure Plans for new Growth Areas as demand requires it

Structure planning provides a process to consider the location and scale of growth, infrastructure requirements and how to plan and protect for environmental outcomes (including amenity in Growth Areas)

that it meets the objectives and the outcomes envisaged within this Chapter and the Plan generally (e.g. for an integrated development subdivision).

The land use development areas identified in the District Plan, referred to as Growth Areas are Dargaville, Mangawhai, Maungaturoto and Kaiwaka. The 'indicative' Structure Plan boundaries for these Growth Areas are provided as a non-statutory annexure to this Plan (refer Appendix A: Growth Areas), and are intended to provide guidance as to the areas that are anticipated to be subject to structure planning in the future. In particular, the indicative Plan provides guidance on:

- Future Residential and Business Growth Areas: areas where Council will focus its resources and investment to assist in sustainable residential and business (commercial and industrial) growth.
- Greater Structure Plan Policy Area: areas where Council will seek to enhance and protect those values that add positively to amenity, cultural and ecological values; minimise natural hazards and provide necessary infrastructure to support and enhance future residential and business Growth Areas. The Council may consider extraordinary residential and business activities within these areas where it considers these will contribute to sustainable development and the wellbeing of the wider community.

The Mangawhai Structure Plan was adopted by Council in 2005 (refer Appendix 3.1 'Structure Plan Outcomes' to this chapter) and involved the wider community. The outcomes of this process, including issues, objectives, policies, methods and outcomes for the area are contained with Chapter 3B of this Plan - Mangawhai Growth Area. The timing of Structure Plans for Dargaville, Maungaturoto and Kaiwaka will be established through the Long Term Plan process and in conjunction with the community.

3.2 How to Use This Chapter of the District Plan

This Chapter is intended to provide an overview of the District Wide Issues and general management responses to future land use and development demand in the District. This Chapter provides objectives and policies for Council to respond to growth and economic development opportunities. While this Chapter does contain methods, it does not contain 'rules'. The outcomes sought for land use and development (how the objectives and policies are implemented) are to be achieved through land use and subdivision rules and performance standards in the Zone Chapters, through Part B and through future Structure Planning of the identified Growth Areas. How Council intends to implement future Structure Plans is demonstrated through the implementation of Chapter 3B, the Mangawhai Growth Area.

While there are no Rules in this Chapter, if you are doing a Private Plan Change or require a Resource Consent (particularly if you are preparing an Integrated Development subdivision application), Council will consider how your proposal contributes to the objectives and policies of this Chapter including, where relevant, the Structure Plan outcomes contained in Appendix 3.1 to this Chapter, and Chapter 3B.

Issues, Objectives and Policies within each Chapter of the Plan are presented in no particular order of importance.

3.3 Issues

3.3.1 It is anticipated that there will be future demand for new residential and business land. However, there is uncertainty with respect to the timing and realisation of the uptake for such areas.

Further (residential and business) development is considered essential for the economic and social well-being of people and communities in Kaipara. Therefore, the District Plan needs to provide for the sustainable management of residential, business and rural resources and Council considers that such development should be comprehensively planned and managed to address potential resource management issues. However, Council has limited resources to identify specific detailed zoning for growth and development areas, particularly given the uncertainty on timing and uptake for these areas.

To achieve a sustainable balance between current and future generations, Council has sought to provide direction on future development. Demand for growth will be monitored and a programme for future structure planning of identified Growth Areas will be set by Council. In this respect, the District Plan seeks to provide for residential and business growth by creating structures and frameworks and encouraging Plan Changes.

3.3.2 Uncertainty over future land use patterns has the potential to place unreasonable constraints on the rural resource.

There has been little control over the effect of activities located at or near the boundaries between residential, business and rural areas. Growing awareness of the impacts of rural activities on adjoining land uses (e.g. from spray drift, noise and other emissions) has the potential to increase reverse sensitivity conflicts between these activities. Uncertainty about future land use patterns, resulting from ad hoc development has the potential to constrain investment and development opportunities in the rural heartland. Planned development reduces demand for ad hoc land use change and will minimise the potential for conflict between rural, residential and business land uses. The identification of future development areas will also enable the future interface of residential and business land uses with rural areas to be planned for.

Part E, Appendix - A

Figure 1-2 in Chapter 1 provides a summary of how to use this District Plan

Chapter 1

Chapters 11 - 16

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3.3.3 Ad hoc residential and business development has the potential to adversely impact on the District's natural and physical resources.

To accommodate unsatisfied demand and due to limited zoning and/or mismatches between the provision and demand for residential and business development, Council has been under pressure to provide for these activities on rural land (e.g. via Resource Consents) or to consider small-scale Plan Changes. This has not been considered effective in terms of meeting people's needs and expectations or in some cases in protecting the District's natural and physical resources. The District Plan needs to provide for the sustainable management of these residential and business demands and the natural and physical resources of the District. In this respect, Council considers that future residential and business development should be comprehensively planned and managed.

3.3.4 Ad hoc residential and business development can reduce the ability to provide appropriate infrastructure servicing to these developments, which in turn has the potential to adversely impact the District's natural resources, particularly sensitive receiving environments.

The sporadic and unplanned changes to land use have resulted in development patterns that create challenges in the subsequent development and implementation of infrastructure servicing. As expectations for environmental standards increase, particularly with respect to discharges to sensitive receiving environments, and as growth and development continue, it is expected that this issue will become increasingly significant. In response to this, Council considers that future residential and business development should be comprehensively planned and managed, with infrastructure and servicing identified and provided for alongside or in advance of such development.

3.3.5 There is uncertainty of the development potential in identified Growth Areas, due to natural and physical limitations.

While Council has identified general areas as appropriate for future residential and business development, it is recognised that there are a number of potential natural and physical limitations to this development. For example (but not exhaustively) such limitations include:

- *A number of areas surrounding Kaipara's settlements that are at risk to adverse natural events, such as ground instability and flooding;*
- *Unidentified areas of cultural, historic and ecological value;*
- *The sense of place and specific amenity values of existing settlements.*

These impose a potential constraint on the amount of land available for potential urban expansion and the form, design and pattern for development. Council considers that Structure Planning is an appropriate mechanism to comprehensively plan and manage the future development of these areas. Detailed Structure Plan outcomes are contained within Appendix 3.1.

3.3.6 Lack of direction for anticipated residential Growth Areas has the potential to create uncertainty for the provision and investment of infrastructure and services.

Future residential and business development if inadequately serviced is likely to generate adverse environmental effects. The Council will need to ensure that infrastructural planning is co-ordinated with the development of new residential areas, and that new residential development does not occur ahead of adequate infrastructure provision.

3.4 Objectives

3.4.1 To encourage and establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Kaipara District and enable the community to provide for their social and economic well-being.

Issue 3.3.1

3.4.2 To minimise the ad hoc expansion of residential and business activities in the rural heartland, where such activities have the potential to give rise to adverse environmental effects and issues of reverse sensitivity.

Issue 3.3.1

Issue 3.3.2

3.4.3 To restrict growth of residential and business activities in inappropriate locations where such activities have the potential to give rise to adverse effects on sensitive receiving environments.

Issues 3.3.3 and 3.3.5

3.4.4 To ensure emissions, discharges and effects of residential and business development are managed so that adverse effects on the surrounding environment, including existing settlement areas, are comprehensively addressed.

Issue 3.3.3

3.4.5 To provide appropriate infrastructure and servicing in advance of or alongside future residential and business development.

Issues 3.3.3 and 3.3.4

3.4.6 To provide clear direction on the information, planning and management requirements considered to be required to enable future changes in land use within the identified development areas.

Issues 3.3.3, 3.3.4 and 3.3.5

3.4.7 To minimise potential conflicts between natural and physical limitations, including hazards and future residential and business areas.

Issue 3.3.5

3.4.8 To provide adequate areas to accommodate future residential development which maximise the use of existing infrastructure.

3.5 Policies

3.5.1 By providing for clear direction and certainty for a range of residential and business land use activities throughout the Kaipara District.

Objectives 3.4.3 and 3.4.4

The District Plan seeks to provide clear direction and opportunities for residential and business land use activities. It is appropriate to clearly identify locations in the District where the effects of such activities are considered appropriate and to apply different performance standards and rules in these areas to reflect the balance between the community's need to provide for their social and economic well-being and the potential impact that such development can have on the sustainable management of the land resource, and on the amenity of different parts of the District.

3.5.2 By establishing standards for minimum site sizes, for each Zone in the District.

Objective 3.4.1

The subdivision of land should create sites which are of an appropriate size to achieve the scale, density and type of development which is provided for by the Objectives, Policies and Methods for each Zone. The District Plan establishes minimum site size standards, which ensure that the Objectives, Policies and Methods for the respective Zones can be achieved, while still providing certainty for landowners and sufficient flexibility for them to create sites to suit their particular needs.

The Kaipara District Council's Engineering Standards 2011 will be used to guide the minimum standards for provision of infrastructure and servicing within the District. They will also provide a means of compliance with the Subdivision and Land Development Rules of the District Plan.

Council will also refer to the Standards contained in the Kaipara District Council's Engineering Standards 2011 as a Matter for Assessment when considering applications for Resource Consent for Subdivision and Land Development. The Standards may also be applied as a condition of consent.

3.5.3 By providing for a diverse range of residential and business opportunities in appropriate locations that enable their effects to be effectively managed.

Objective 3.4.1

The District Plan recognises that the residential and business markets are becoming increasingly diversified. The Land Use and Development Strategy provides for a wide range of development opportunities and the District Plan accommodates these, provided the effects associated with these and their impact on adjoining activities can be effectively managed.

3.5.4 By establishing a Land Use and Development Strategy, including nominated future Growth Areas, which ensures protection of natural character and ecological, amenity and landscape values and enables adequate opportunity for residential and business land to meet future demand.

Objectives 3.4.1, 3.4.2, 3.4.3, 3.4.4, 3.4.5, and 3.4.6

Within Kaipara the timing for future land use change is uncertain. The Council needs to carefully manage future land use to meet the demands for growth. The Land Use and development Strategy seeks to provide clear direction on future Growth Areas without placing undue costs and resources on existing and current communities to fully investigate these areas (as would be required for full re-zoning). Specific elements of the Land Use and Development Strategy are detailed in Appendix 3.1 and Chapter 3B. These identify areas for future development and the specific matters that need to be considered to enable the rezoning of these areas.

The purpose of the Land Use and Development Strategy is also to identify areas that need to be protected from residential and business growth. For example, Council does not envisage that Private Plan Changes will be received for re-zoning to Residential or Business in the Kai Iwi Lakes Overlay.

As demand for residential and business land occurs, the Council intends to undertake structure planning, followed by re-zoning of these areas. This enables the community to have confidence that adequate land will continue to be provided, and ensure that other rural landowners will be able to manage their activities without the risk of uncoordinated ad hoc development occurring that may negatively impact on their ability to sustainably manage their resources. Furthermore, it provides the opportunity for privately initiated investigations and Plan Changes to be undertaken to enable parties to realise individual economic opportunities.

3.5.5 By ensuring infrastructure and servicing (e.g. transport, stormwater and sewerage reticulation and treatment systems and networks) for new development areas are designed and provided for at the outset of development, so that any adverse effects on the environment or existing systems are adequately avoided, remedied or mitigated.

Objectives 3.4.4 and 3.4.6

When considering whether new development areas should be allowed and re-zoning undertaken, Council will give specific consideration to whether discharges from the proposed land uses can be effectively managed. In particular, Council advocates that catchment wide Structure Planning is undertaken when considering the Growth Areas identified in the Plan.

Where possible, Council seeks that reticulation systems and infrastructure servicing be established at the outset or alongside land use development in a manner that provides for the comprehensive development plans (rather than for individual or site specific developments). This approach seeks to ensure that future land uses are not unduly compromised by earlier phases of development and to ensure that the

discharges from such land uses can be managed to adequately address potential cumulative adverse effects on the environment. Furthermore, it is considered an effective and efficient use of resources to ensure on-going use of financial investment in community facilities and services.

3.5.6 By requiring new residential and business development to comprehensively consider (on a catchment wide basis) potential: Objectives 3.4.3 and 3.4.6

- Adverse effects on the natural character of the coastal environment, lakes, rivers, wetlands or their margins;
- Adverse effects on areas of significant indigenous vegetation or significant habitats of indigenous fauna;
- Adverse effects on outstanding natural features, landscapes and heritage resources;
- Adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- Conflicts with areas where natural hazards could adversely affect the physical resources of residential and business development or pose risks to people's health and safety;
- Conflicts with finite resources which can reasonably be expected to be valuable for future generations (including highly productive and versatile soils and aggregate resources). (For example, where residential and business development could adversely affect the availability of finite resources); and
- to identify mechanisms to avoid, remedy or mitigate such impacts.

Council seeks to enable growth and development in the District and it is anticipated that this will result in future land use change. While such change is recognised as important for the community's social and economic well-being it is also expected that there will be some certainty in the outcomes of such development and the management of potential adverse impacts on the environment. Certainty as to the effects of activities on the receiving environment and on the wider catchment and neighbours contributes to the well-being of both the environment and the wider community. It is recognised that business and residential activities, particularly for larger scale developments, involve more intense forms of development than rural activities and as such the Plan seeks that such developments comprehensively consider the effects of the full development prior to commencement of land use change.

3.6 Methods

The above policies will be implemented through the following methods.

3.6.1 Zoning

Residential Zone

The Residential Zoning enables the development of residential areas by identifying activities and appropriate performance standards to enable typical medium density residential living to be permitted. This Zone is identified in locations where it is considered the effects of residential activities are compatible with sustainable development, the existing character and amenity of the area and where servicing and community facilities/resources are allocated or provided.

Business Zone(s)

This Zoning enables the development of business areas (industrial and commercial) by identifying activities and appropriate performance standards to enable typical industrial and commercial activities to be permitted. These Zones are identified in locations where it is considered the effects of business activities are compatible with sustainable development, the existing character and amenity of the area, and where servicing and community facilities/resources are allocated or provided.

Rural Zone

This Zone applies over the majority of the District and provides for a wide range of activities to be carried out as they are generally considered appropriate. The Zone provides environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, while ensuring that the natural and physical resources of the rural area are managed sustainably.

Maori Purposes: Maori Land Zone

This Zone applies to Maori customary land, Maori freehold land and Crown land reserved for Maori (as defined under Te Ture Whenua Maori Act 1993). The Maori Land Zoning provides for a wide range of activities to be carried out as they are generally considered appropriate, including marae and papakainga expansion, upgrade and development.

Maori Purposes: Treaty Settlement Land Zone

This Zone applies to land included as part of Treaty Settlement legislation and defined in schedules to the Deeds of Settlement. This includes both cultural and commercial redress properties. The Treaty Settlement Zoning enables flexibility for Te Uri o Hau and Te Roroa to use, subdivide and develop

redress properties whilst protecting their important cultural values and characteristics.

Estuary Estates Zone

This Zone applies to land included in the Estuary Estates Plan Change to the 1997 Kaipara District Plan, which came into effect in 2007. Recognising the recent public process undertaken to prepare the Plan Change, the provisions have been carried forward into this Plan. The provisions create an activity based chapter whereby a specific activity is managed rather than the activity's effects. Estuary Estates comprises approximately 130 hectares of land located on the upper Mangawhai Harbour and seeks to provide for a commercial centre, mixed use development and residential activities at various densities defined by open spaces and pedestrian areas.

3.6.2 Other Methods

Financial Contributions

Council will use financial contributions (alongside development contributions) to enable the costs of increased demands on infrastructure and services costs to be appropriately borne by development and to ensure appropriate timing of implementation for such infrastructure and servicing.

Monitoring

Council will use State of the Environment Monitoring to determine whether the District Plan is achieving the desired outcomes identified in the District Plan and whether the methods employed in the District Plan are the most appropriate to achieve these outcomes.

3.6.3 Structure Planning

The Council intends to develop Structure Plans and implementation plans to guide development for the identified Growth Areas of Dargaville, Maungaturoto and Kaiwaka. These will identify the preferred location of key assets such as transport, reserves and core infrastructure and will provide guidance for the catchment of the wider Growth Area, as well as the 'node for growth'. The Structure Plan may also indicate Council's preference on the establishment and provision of other amenity elements such as design guides or other methods to recognise and protect key environmental values. In considering the effects of land use change through structure planning and Plan Changes within Dargaville, Maungaturoto and Kaiwaka, the Council will ensure the on-going safety and efficiency of existing transport networks and the promotion of development that supports an increase in public transport use, cycling and walking. Following the preparation of Structure Plans, parts of these Growth Areas may from time to time be proposed for rezoning.

The Plan provides direction on the growth areas of Dargaville, Maungaturoto, Kaiwaka and Mangawhai and the Council will continue to monitor for growth demand throughout the District (to initiate structure planning and rezoning as appropriate). It is recognised that Council does not have sufficient information on the extent of market demand for additional development areas, or on which localities are capable of sustaining such development. In this respect and given the Council's intention to encourage and provide for residential and business development where appropriate, it is considered that initiatives to implement Plan Changes (e.g. Zone changes) in the development areas may come from the market. The Council will therefore consider any applications it receives for requests for Private Plan Changes or Integrated Development Subdivision, where developers and landowners may be able to realise individual development opportunities in advance of Council's plans. In the case of a Plan Change, Council may also give consideration to adoption of these as Council Plan Changes.

The Council recognises the importance of engaging with the community and other key stakeholders as part of any future structure planning exercises that may affect communities that they live and work in. Accordingly, consultation will form an important part of any future structure planning framework.

Any Private Plan Change initiated in advance of a Structure Plan being prepared for a Growth Area will be considered against the Outcomes described in Appendix 3.1 to this Chapter - 'Structure Plan Outcomes'.

The Structure Plan may also indicate Council's preference for the establishment and provision of other amenity elements such as design guides or other methods to recognise and protect key environmental values. In considering the effects of land use change through structure planning and Plan Changes within Growth Areas the Council will actively promote development that supports the establishment of public transport use, cycling and walking. Following the Structure Plans, parts of these Growth Areas may from time to time be proposed for rezoning.

3.7 Outcomes

3.7.1 Managed expansion of residential settlements.

3.7.2 Consolidation of settlements (rather than sporadic sprawl and ad hoc development) that avoids, remedies or mitigates adverse environmental effects.

3.7.3 Well-functioning residential and business markets that are able to cater for and respond to demand without generating adverse environmental effects, particularly effects from poor infrastructure supporting these land uses.

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Chapter 23

Policy 3.5.3

The Mangawhai Structure Plan (Chapter 3B) provides a 'template' to show how Council expects future Growth Areas to be planned for

Appendix 1

Issue 3.3.1

Issues 3.3.4 and 3.3.5

Issue 3.3.4

- 3.7.4 Progressive implementation of development areas, in line with growth demand and availability of Council resources, as part of both the current and future District Plans. [Issue 3.3.2](#)
- 3.7.5 Private initiation of Plan Changes / comprehensive subdivisions (through Management Plans) within identified development areas, to realise individual economic and development opportunities. [Issue 3.3.1](#)
- 3.7.6 Mangawhai is a key area of residential growth in the District. [Issue 3.3.1](#)
- 3.7.7 Development of a contained residential and business area in Mangawhai. [Issue 3.3.2](#)
- 3.7.8 The integration of land-use and transportation planning. [Issue 3.3.3](#)

Appendix 3.1 - Structure Plan Outcomes

This appendix describes the structure planning outcomes sought by the Council for identified Growth Areas.

A Structure Plan is a framework to guide the development or redevelopment of a particular area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links and connectivity), and other key features for managing the effects of development.

Structure Plans comprise one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps or plans do not typically go into such detail as to define individual lot boundaries or the physical form of buildings and structures. The maps, plans or representations will be supported by text explaining the background to the issues which initiated the Structure Plan and the management approaches to be used to deal with those issues.

Features that will be represented in, and managed through, a Structure Plan, include:

- The type and location of land uses that will be permitted, including development type, density and staging;
- Multi-modal transport links and connectivity;
- The location, type, scale and staging of infrastructure required to service an area, including stormwater, water and sewerage;
- Landscape character and amenity;
- Natural hazards;
- The provision of community facilities and reserves;
- The protection of sites, features or values (cultural, ecological, historical or amenity related); and
- Any other matter pertinent to the sustainable development of the given area.

The outcomes within this appendix provide a framework for the development of future **Structure Plans**, which will be progressed as growth and demand dictates. The **Structure Plans** (as with the Mangawhai **Structure Plan**) will respond to each of the outcomes identified in this Chapter and establish key implementation steps to deliver the **Structure Plan** (it is anticipated that these will include District Plan Changes).

The Outcomes also provide a mechanism in the interim for the assessment of applications for **subdivision** and **development**, other than **Permitted Activities**, so as to achieve these purposes (e.g. to be addressed in Management Plans prepared for **subdivision**).

Council sees residential and business growth in the 'Growth Areas' as appropriate. However, it wants to see how the Outcomes identified in this Chapter are provided for.

Outcomes

a) Staging

The **Structure Plan** will demonstrate how **development** of the Growth Area will be efficiently staged through the progressive construction of infrastructure in cells.

b) Land Use

Business **development** will generally be encouraged in the Growth Areas, where this land use is of a scale and nature contemplated by existing **development**. The need and location of any business areas should be considered and as a principle, location of any new business areas should be guided by existing Business Zones and business activity and infrastructure (particularly transport). The **Structure Plan** should provide justification for the extent and location of land uses.

c) Buffer Zones

The **boundary** of any zone should provide for mitigation of **effects** of adjacent land uses through its location (or through the application of the zone performance standards).

In considering the Growth Area in the context of a wider **catchment**, the **Structure Plan** will provide appropriate buffers to avoid reverse sensitivity **effects** and adverse ecological **effects**. The management of reverse sensitivity **effects** may include transitional zoning or identification of environmental 'overlay' areas to encourage greater **setbacks** between activities and sensitive environments (for example the Valued Natural Environments of Mangawhai from the Mangawhai **Structure Plan**).

You can develop land in a Growth Area before a Structure Plan is initiated by Council

Chapter 3,
Section 3.3

Chapter 3,
Sections 3.2.6
and 3.2.13

Chapter 3,
Section 3.6.3

Chapters 13 and
14

Chapter 3 Issues
3.3.3 and 3.3.5

Chapter 4
Chapter 3B

d) Transport Networks

(i) Roading

Upgrading of the **road** network shall proceed in tandem with the staged **development** of the Growth Area and on the wider **catchment** basis for the **Structure Plan** area. The identified works shall either be undertaken by developers or funded through **development** contributions. In particular, consideration should be given to the forming of an appropriate number of new **roads** to provide efficient vehicle access through the Growth Area, while mitigating **effects** on the State Highways, and for integration of **transport networks** with land use.

Where development is likely to result in impacts on the roading network, relevant Structure Plans and Plan Changes proposed within Growth Areas will be required to be accompanied by a Traffic Impact Assessment which considers the effects on the roading network, including State Highways and State Highway intersections with local roads.

Upgrades to intersections with State Highway 1 will be investigated (in consultation with the NZ Transport Agency and, where applicable, with engagement of Tangata Whenua).

(ii) Pedestrian / Cycle Access

The structure planning process shall identify opportunities for pedestrian and cycle links to be provided within the Growth Area, to encourage the use of alternative modes of transport such as walking and cycling. Where appropriate, linkages beyond the Growth Area and to the wider **Structure Plan** area will also be identified. Pedestrian and cycle links and access will be delivered to avoid the State Highway or any other **road** becoming a barrier to access within the Growth Area.

Subdivision design will be expected to achieve pedestrian friendly streets and safe (Crime Prevention Through Environmental Design) linkages between reserves and the town centre and other **community facilities**.

e) Wastewater

The structure planning process shall include investigations of an appropriate wastewater scheme for the entire Growth Area and how that might be funded.

Recognising the limited ability for **Council** to regulate or enforce on-site measures, the upgrading of any wastewater network should proceed in tandem with the staged **development** of the Growth Area.

Any works shall be undertaken in accordance with the performance standards in the Zone Chapters or the **Kaipara District Council Engineering Standards 2011**.

f) Water

Within the Growth Area suitable provision for drinking water and fire fighting purposes shall be provided, in accordance with the performance standards in the Zone Chapters or the Kaipara District Council Engineering Standards 2011.

g) Stormwater

Stormwater drainage shall be provided in accordance with the performance standards in the Zone Chapters or the **Kaipara District Council Engineering Standards 2011**.

Stormwater planning should be carried out on a coordinated and comprehensive **catchment**-wide basis. Although this is primarily the responsibility of **Council**, consideration should be given to **catchment**-wide issues by developers at the concept design stage.

The **Council** will encourage **development** which includes low impact stormwater design and water quality enhancement solutions such as on site storage tanks, vegetated filter strips, grassed swales, rock swales, natural channels; water quality/detention ponds and **wetlands** are to be used to provide for stormwater management.

h) Other Services and Utilities

The **Structure Plan** should consider the need for other **community facilities** e.g. halls, libraries, leisure facilities (swimming pools and sports grounds), public toilets, playgrounds and picnic tables. These may be funded through a financial / **development** contribution.

The **Structure Plan** shall provide for telecommunications and power infrastructure. New **network utility** infrastructure shall be provided in accordance with the performance standards in the Part B Chapters or the Kaipara District Council Engineering Standards 2011. The efficient operation of strategic utilities shall not be unduly compromised by other activities nearby.

i) Natural Hazards

The **Structure Plan** should show that any **natural hazard** identified by the Northland Regional Council has been taken into account. In Growth Areas (or parts of Growth Areas) susceptible to **natural hazards**, investigations shall be undertaken regarding potential impacts on existing and planned infrastructure.

Chapter 11

Chapter 3, Issue
3.3.4

Chapter 3, Issues
3.3.1 and 3.3.5

Chapter 3, Issues
3.3.3 and 3.3.4

Chapter 3, Issues
3.3.3 and 3.3.4

Chapter 3, Issues
3.3.3 and 3.3.4

Chapter 3, Issues
3.3.3 and 3.3.4

Chapter 3, Issue
3.3.5

j) Protection of the Kaipara Harbour

The Kaipara Harbour shall be protected through the appropriate provision of wastewater and stormwater management and consideration of appropriate adjacent land uses. [Chapter 4 – Overlays](#)

The **Structure Plan** will demonstrate how land disturbance works (**vegetation clearance** and earthworks) can be managed during the construction phase to avoid the potential for sediment to enter the estuary and Harbour. [Chapter 3, Issue 3.3.4](#)

The Council will encourage the retention of as much existing vegetation as possible. Where vegetation is required to be removed, replanting with similar species will be encouraged.

The structure planning will identify any appropriate overlays or policy areas to give effect to the protection of the harbour and ecological values in the **Structure Plan** Area (e.g. the Valued Natural Environments of Mangawhai in the Mangawhai Structure Plan area).

Where appropriate, consultation shall be undertaken with groups having an interest in the Kaipara Harbour, including those exercising Kaitiaki or stewardship over the Harbour, to assist in the on-going restoration of Mauri (life force) to the Harbour.

k) Open Space

The **Structure Plan** will demonstrate how reserves will be provided in accordance with the Kaipara District Council Reserves and Open Space Strategy (2006) and identify these areas on the Plans. [Chapter 3, Issue 3.3.5](#)

The **Structure Plan** will demonstrate how **development** of the Growth Area, where **development** is staged, will protect open space in a manner that shows consideration of wider connections, resulting in an overall integrated **development**.

l) Ecological Effects

The **Structure Plan** will demonstrate the use of appropriate techniques to avoid, remedy or mitigate the potential for adverse **effects** on significant ecological areas (by way of overlay provisions or reserve acquisition). The following information sources will be used to determine significant ecological areas: [Chapter 3, Issue 3.3.5](#)

- Department of Conservation's published Reconnaissance Survey Reports for the Protected Natural Areas Programme;
- Wildland Ecological Assessment (GIS Analysis of the Extent and Distribution of Indigenous Vegetation and Habitats Remaining in Kaipara District, 2006); and
- Northland Regional Policy Statement (2002).

m) Areas of Significance to Maori

The **Structure Plan** will demonstrate that comprehensive consideration has been given to the potential for adverse **effects** on the relationship of Maori and their culture and traditions with their ancestral lands, water, **sites**, **waahi tapu** and other **taonga**, including (but not limited to) Maori areas of significance (Chapter 17). [Chapter 3, Issue 3.3.5](#)
[Chapter 17](#)

n) Subdivision and Development Prior to Structure Planning and Plan Changes

Residential and business land use and subdivision within any Growth Area before a structure planning process is undertaken is provided for via existing provisions of the Plan including Integrated **Development subdivisions**. The assessment criteria for Integrated **Development subdivision**, requires consideration to be given to the Growth Area Outcomes and demonstration of the following: [Chapter 3, Issues 3.3.1, 3.3.2, 3.3.3 and 3.3.4](#)

- The funding or construction of infrastructure including connections to meet the ultimate design capacity of the subdivision / development, back to the existing urban edge; and
- For out of sequence developments, whether they are able to provide an internal buffer from surrounding rural activities to avoid, remedy or mitigate reverse sensitivity.

o) Historic Heritage Resources

The structure planning process will assist to identify heritage resources within Growth Areas and, through appropriate planning and design, shall provide for their protection as required by the Historic Places Act 1993 and the Resource Management Act 1991.