



**Kaipara  
DISTRICT  
PLAN REVIEW**

**DECEMBER 2021**

**Kaipara District Plan Review  
Discussion Document  
Feedback Summary**

## **STRATEGIC DIRECTION AND ZONING**

### **SUBMISSION FEEDBACK**

Most of the feedback on this Discussion Document was received from government departments, private organisations and local development boards. Comments were generally supportive of the content and direction provided and included support for clear strategic direction on highly productive soils, high-class land, the proposed zones, minor dwellings, infill housing, contiguous development and increased residential intensity. The proposed removal of references to the Kaipara District Council 2011 Environmental Engineering Standards was also supported along with a zoning framework approach that simplifies implementation and avoids unnecessary complexity in the consenting process.



### **RECOMMENDATIONS**

- Use appropriate language which is clear, concise and understandable.
- Protect highly productive soils and avoid fragmentation of rural production land.
- Design and urban form should encourage emissions reductions and efficient use of resources.
- A second dwelling rule in Mangawhai along with preferred lot sizes for old Mangawhai Heads (1,000m<sup>2</sup>).
- Clear direction for light industrial and/or commercial space on the outer edges of Mangawhai.
- Fewer restrictions for light industry to support economic growth.
- Provisions for intensive farming in the General Rural Zone and Rural Production Zone.
- Manage climate change effects create less restrictions for development in Ruawai.
- Objectives and policies that enable a range of lifestyle options, building types and housing typologies.



## Kaipara District Plan Review Feedback Summary **STRATEGIC DIRECTION AND ZONING**

### RECOMMENDATIONS CONTINUED

- Avoid pocketed development.
- Provide for a range of residential activities in the zones where residential activities are provided for as permitted activities.
- Provide clear direction for petroleum industry sites.
- Various suggested definitions also provided to support clarity.

#### Recommendation for activity rules:

- Intermittent use of airstrips and landing pads for horticultural activities are a permitted activity.
- Setbacks of dwellings from the boundary in productive rural zones should be at least 25 metres, and preferably 30 metres to manage the potential for reverse sensitivity effects. If this cannot be met, the activity should be Restricted Discretionary.
- Rezone areas on the edges of towns that are already being developed as urban/residential
- Provide a medium density in residential zones located in walking distance to services and amenities.
- Minor Dwellings should be achieved through a Permitted Activity framework with performance

standards, rather than requiring a resource consent.

- A restricted discretionary activity framework to assess non-compliance with location rules / standards and district-wide activities.
- Provide consenting strategies to promote the efficient use of land and enable a range of housing types to respond to community needs now and into the future.

#### Recommendations from Mana Whenua partners:

- Consultation with Te Uri o Hau in the following areas: Rural Zones, Mixed-Use Zones, Open, Space Zones, Special purpose zones and precincts/development areas.
- Any sustainable management of the natural and physical resources of areas are in accordance with the aspirations of the local community and iwi manawhenua.
- Any new objectives and policies developed to assist in the management of the rural environment to promote the productive characteristics and to control the non-rural land-use activities are in partnership with their treaty partners iwi manawhenua.
- Council support of Kura/Kohanga for its Māori community.

