



**KAI PARA  
DISTRICT**  
PLAN REVIEW

**AUGUST 2021**

**Kaipara District Plan Review  
Discussion Document Summary**

## **STRATEGIC DIRECTION AND ZONING**

### **BACKGROUND**

All district plans need to include a strategic direction section to establish the overarching objectives and policies for the district. They also include zones, such as rural and residential areas. Zone rules manage the effects of activities which are likely to occur in each of the zones, as well as the subdivision requirements.

#### **Urban Form and Development**

Urban form refers to the physical layout and design of the urban area. The way in which settlements and towns grow, and their resulting urban form, can have significant impacts (both positive and negative) on the environment, residents' quality of life and the economic wellbeing of businesses.

The location and form in which urban development occurs in the District also affects how efficiently services (such as water supply and wastewater) can be provided. Inefficient design in terms of layout and density can lead to an environment that is not desirable.

#### **Rural Issues**

Kaipara District benefits from an extensive rural area with a wide range of attributes and resources which are necessary for productive rural activities. This includes a variety of soils, mineral resources and landscapes which sustain a diverse range of economic activities. A productive rural environment is critical to the economic

health of the District and the wider region. The values of landscape, natural character and amenity are also important aspects to be provided for.

### **KEY ISSUES**

- The Operative District Plan is outdated and does not give effect to the various new and revised National Policy Statements and National Environmental Standards which will influence the strategic direction and zone chapters in the new District Plan.
- The Operative District Plan is overly complex and difficult to navigate and interpret.
- The current rural objectives, policies and methods in the Operative District Plan have proven to be permissive and has resulted in multiple subdivision applications being granted on highly productive soil. This fragmentation reduces the productive potential of highly productive land.
- The adoption of the '[Kaipara District Spatial Plan Ngā Wawata 2050 - Our Aspirations](#)' provides significant strategic direction in respect to future zoning and this needs to be reflected in the new District Plan.



## Kaipara District Plan Review Discussion Document Summary **STRATEGIC DIRECTION AND ZONING**

### THINGS TO THINK ABOUT

*The content of a district plan ranges from fulfilling legal requirements made by Central Government and regional councils to proposing specific provisions that meet the needs of our District and its communities. This list includes any changes required to meet legal obligations as well as some ideas Council wants to explore further with our communities.*

- The strategic direction chapter of the new District Plan needs to align with Ngā Wawata 2050.
- The strategic direction chapter(s) also needs to set out how resource management issues of significance to the relevant Iwi Authorities are addressed in the new District Plan, in accordance with the Planning Standards. This matter is further detailed in the Tangata Whenua Discussion Document.
- The Urban Form and Development Chapter may include new objectives and policies to assist in the management of urban growth.
- The Rural Issues chapter in the new District Plan needs to be rationalised, changing the single Rural Zone to four zones as provided for in the Planning Standards.
- New objectives and policies need to be developed to assist in the management of the rural environment to promote the productive characteristics and to control the non-rural land-use activities.
- Provision needs to be made for the preservation of environmentally sensitive areas and consideration will be given to offsetting the effects using incentives.
- The Proposed National Policy Statement for Highly Productive Land (NPS-HPL) and the Proposed National Policy Statement on Indigenous Biodiversity (NPS IB) are likely to be finalised in late 2021 and these documents will guide the strategic direction chapters of the new District Plan.
- The Planning Standards also provide direction on zoning for the new District Plan, which will incur changes from the current format. While Council has some discretion regarding proposed zones, some matters are prescribed.

