



Kaipara District Plan Review
Discussion Document

Strategic Direction and Zoning

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The Planning Standards also require the new District Plan to include 6 different zones, and these may be further split into individual zones if required. While the Operative District Plan contains zones, these are now required to be aligned with the Planning Standards.

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 less physically and socially sustainable.

Rural Issues

BACKGROUND

All district plans include strategic direction to establish the overarching objectives and policies for their district or city. They also all include zones (e.g. rural, commercial and residential areas) to ensure activities are situated in appropriate locations in order to minimise adverse effects. Rules manage the effects of the activities anticipated within each zone, as well as the subdivision densities and requirements.

The strategic direction element of Kaipara's new District Plan will outline the key strategic and significant resource management matters for our District over the next 10–20 years and set out objectives to address these matters and guide decision-making.

Under the National Planning Standards 2019 (Planning Standards), councils are required to include a strategic direction chapter on 'Urban Form and Development'. However other chapters can and should be developed, to meet the specific needs of each district or town. Given the nature of much of the Kaipara District, a 'Rural Issues' chapter will likely be appropriate to provide strategic direction for the rural areas of the District.



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 also critical to the economic health of the District and the wider region. The rural environment should also be valued for its landscape, natural character and amenity, and this needs to continue to be provided for in the new District Plan.

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.

IWI INTERESTS AND IWI MANAGEMENT PLANS

Strategic direction is an important topic for iwi as it impacts on the way in which land is developed. Two Iwi Management Plans are relevant to the Kaipara District.

Nga Ture mo Te Taiao o Te Roroa 2009

This Iwi Management Plan includes direction from Te Roroa on multiple matters including: relationship building; cultural landscapes; retention of Māori land and relationships with marae; soil and mineral



extraction and use; biodiversity and ecosystem management tolerating plantation forestry; bioprospecting; climate change; and control of genetic engineering. Each of these matters will influence the strategic direction of the new District Plan.

Te Uri o Hau Kaitiakitanga o Te Taiao 2011

This Iwi Management Plan includes direction from Te Uri o Hau in respect to similar matters as Te Roroa, including: relationship building; cultural landscapes; avoiding inappropriate development; minerals and extraction; biodiversity; cultural landscapes; economic development; forestry; windfarms; agriculture; tourism; sites of significance and access; Mangawhai development; and the important role of the Kaipara Moana Settlement. Each of these matters will influence the strategic direction of the new District Plan.

SUMMARY OF OPERATIVE DISTRICT PLAN PROVISIONS

Chapter 3 of the Operative District Plan outlines Kaipara District Council's Land Use and Development Strategy. Zones are provided in separate chapters within the Operative District Plan and include provisions for both landuse and subdivision. Further details of these provisions can be found in Appendix 1.

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 the '[Kaipara District Spatial Plan Ngā Wawata 2050 - Our Aspirations](#)', which includes the following direction:

- Kaipara District in a regional context
- recognition of rural production (including findings from the Kaipara Kai report), coastal significance (both coastal areas and the harbour), as well as the role and function of towns and settlements
- protection of the unique ecological network, outstanding landscapes and outstanding features, and the natural character of the coastal environment
- celebration of the cultural richness of the Kaipara District and its inhabitants
- recognition of the importance of transport connections between the Auckland markets and Northland, including water traffic.

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. They aim to enable a range of lifestyle options and types of buildings while recognising the constraints to development in the District.
- Direction on the appropriate location, shape and form of future urban development in the Kaipara District.
- Provision for a range of lifestyle choices and types of development, whilst managing the

impact of urban development on existing activities and valued resources.

- Provisions which enable appropriate residential growth and development that is consolidated, compact, feasible; and well designed with the emphasis on:
 - infill housing
 - contiguous development (that shares a common border with other development, as opposed to leapfrog development)
 - higher densities around activity nodes transitioning to lower densities on the outskirts of urban areas
 - choice availability.
- Recognition of the importance of liveability, connectivity and affordability.
- Provide for expansion of both commercial and industrial development across Kaipara.

The applicability of the National Policy Statement on Urban Development (NPS-UD) is currently being debated in relation to the key urban areas of Kaipara. Regardless of whether Kaipara District is deemed to have one or more 'urban areas', the principles of good planning need to be incorporated into the Urban Form and Development chapter.

The Rural Issues chapter in the new District Plan needs to be rationalised changing the single Rural Zone to the four possible zones:

- General Rural Zone
- Rural Production Zone (to provide For Kaipara Kai)
- Rural Lifestyle Zone
- Rural Settlement Zone

New objectives and policies need to be developed to assist in the management of the Rural Area to promote the productive characteristics and to control the non-rural land-use activities.

Provisions need to be made for the preservation of environmentally sensitive areas and consideration will be given to offsetting the effects using incentives.

THINGS TO THINK ABOUT Continued

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. While Council has some discretion regarding proposed zones, some matters are prescribed. The following table provides an indicative suite of potential zones based on the requirements, as well as the specific circumstances within the Kaipara District.

Residential zones <ul style="list-style-type: none"> • General residential • Medium density residential • Low density residential • Large lot residential 	Industrial zones <ul style="list-style-type: none"> • Light industrial • General industrial • Heavy industrial
Rural zones <ul style="list-style-type: none"> • General rural • Rural production • Rural lifestyle • Rural settlement 	Open space zones <ul style="list-style-type: none"> • Natural open space • Open space • Sport and active recreation zone
Commercial and mixed-use zones <ul style="list-style-type: none"> • Commercial • Town centre • Mixed use 	Special purpose zones <ul style="list-style-type: none"> • Future urban • Māori purpose • Treaty settlement
	Precincts/development areas <ul style="list-style-type: none"> • Estuary estates/Mangawhai central

Further matters on the urban and rural zones are discussed in the Subdivision Discussion Document.



NEXT STEPS

Input from technical experts may be required to develop the framework of objectives and policies covering rural areas, urban form and development, open spaces and regional infrastructure.

APPENDIX 1

RELEVANT LEGISLATION AND NATIONAL DIRECTION

Resource Management Act 1991	
Part 2 Sections 5, 6, 7 and 8	All of Part 2 will apply to the Strategic Direction and zoning Chapters of the new District Plan, as these matters form the basis of the District Plan framework.
National Policy Statements	
New Zealand Coastal Policy Statement (NZCPS)	All of the listed Policy Statements have various implications for the Strategic Direction and Zoning Chapters of the new District Plan.
National Policy Statement on Urban Development (NPS-UD)	
Proposed National Policy Statement for Highly Productive Land (NPS-HPL)	
Proposed National Policy Statement on Indigenous Biodiversity (NPSIB);	
National Environmental Standards for Plantation Forestry (NES-PF);	
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).	

REGIONAL GUIDANCE

Regional Policy Statement for Northland	
1.5 (Introduction)	Integrated management
Issue 2.4	Regional form
Issue 2.6	Issues of significance to tangata whenua – natural and physical resources
Issue 2.7	Natural hazards
Issue 2.8	Natural character, features/landscapes and historic heritage
Objective 3.11	Regional form
Objective 3.14	Natural character, outstanding natural features, outstanding natural landscapes and historic heritage
Part 4-8 Policies and Methods	The Policies and Methods Package 5.1 – Regional form is particularly relevant
Appendix 1	Mapping methods
Appendix 2	Regional development and design guidelines (see Appendix 2 Part A(t) regarding adopted growth strategies)
Appendix 3	Regionally significant infrastructure
Appendix 4	Outstanding natural areas
Appendix 5	Areas of significant indigenous vegetation and significant habitats of indigenous fauna in terrestrial, freshwater and marine environments

OPERATIVE KAIPARA DISTRICT PLAN 2013 – RELEVANT PROVISIONS

Part A	The chapters which are most relevant to the Strategic Direction are included in Part A of the current District Plan. This includes the District Wide Strategy, particularly Chapter 3.
Chapter 3	Land Use and Development Strategy. This chapter states that the provisions of this Plan seek to provide direction to avoid ad hoc expansion of settlements, the underutilisation of existing 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.
Chapter 2	District Wide Resource Management Issues
Chapter 3A	Mangawhai Growth Area
Chapter 4	Overlays such as Ecological Areas (SNA (Significant Natural Area)), Outstanding Landscapes, Coastal Environment, Natural Character Areas and Outstanding Natural Features
Chapter 5	Tangata Whenua Strategy
Chapter 12	Rural
Chapter 13	Residential
Chapter 14	Business, Commercial and Industrial
Chapter 16	Estuary Estates



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