

# **Adoption of the Spatial Plan for Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka**

**Meeting 27 May 2020:** Kaipara District Council  
**Reporting officer:** Paul Waanders, District Planner

## **Purpose/Ngā whāinga**

To adopt the Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka.

## **Executive summary/Whakarāpopototanga**

Kaipara District Council has been working with AR & Associates and their partners Resilio Studio on the Draft Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka, since June 2019.

Council is now requested to adopt this plan as a policy that will be used to inform our district planning, infrastructure, financial and economic strategies, with the aim of supporting sustainable development and managing growth in these key areas.

## **Recommendation/Ngā tūtohunga**

That the Kaipara District Council

- a) Adopts the Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka as a policy for the development of these areas and a guide for development
- b) Notes that the Spatial Plan remains a living document where justified amendments will be considered for Council approval
- c) Delegates the Mayor and Chief Executive the authority to make minor editorial amendments to the Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka

## **Context/Horopaki**

The National Policy Statement on Urban Development Capacity 2016 requires Councils to undertake spatial planning to identify growth over the long term whilst the Infrastructure Strategy needs to plan for service provision over 30 years.

Spatial plans are currently non-statutory instruments, which help to inform the strategic direction of the District Plan as well as inform the Infrastructure Strategy of the requirement for services. Proposed legislation suggests spatial plans will become mandatory in the near future.

To create certainty, Council needs to adopt these non-statutory plans to provide clear guidance for Council's statutory plans and strategies. While spatial plans are non-statutory, they should remain live documents and be amended to reflect improved knowledge, science and technical data and any relevant legislative changes.

## Discussion/Ngā kōrerorero

In terms of the National Policy Statement on Urban Development Capacity 2016, it is expected that local authorities undertake spatial planning to guide and provide for growth in its area.

AR & Associates and their partners Resilio Studio were appointed to undertake spatial planning for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka in June 2019.

Council was briefed on the Project Plan and its execution on 1 August 2019, and 5 September 2019. Several engagement events were undertaken to obtain Mana Whenua, Community and stakeholder input and views. On 26 September 2019, the alternative proposals were reported to Council and the alternative growth patterns for the three key urban areas were released for public comments and feedback.

On 4 March 2020, the Council was briefed on the outcomes of the consultation process and the preferred option for each area. On 6 May 2020, the final document was discussed at the Council Briefing.

### Options

**Option 1:** To adopt the Spatial Plan for the Key Urban areas of Dargaville, Maungatūroto and Kaiwaka as a guide for development. This is the recommended option as this Spatial Plan was developed with the necessary background information and community consultation.

**Option 2:** Council does not adopt the Spatial Plan and retains the out of date provisions of Chapter 3 of the District Plan on future development areas.

### Policy and planning implications

This Spatial Plan is based on realistic expectations and suitability to inform the District Plan Review through rezoning of development areas as well as provision of essential services.

The document will guide the Infrastructure Strategy towards the right services in the right places and at the right time.

Structure planning incorporating the growth factors and phasing of development will need to follow to provide detailed design and service provision for a specific development area.

The Spatial Plan is a guiding document, which may be updated to better reflect improved or changed services. Changes to the Spatial Plan will be considered both internally and with the community as part of a non-statutory review. The aim of these reviews will be to keep the Spatial Plan current with any new services and infrastructure being provided and to also guide and justify changed zonings in the District Plan. To support any proposed changes to the Spatial Plan, monitoring of its implementation and resource consent trends will be undertaken by staff. External requests for further investigation will be considered as part of the monitoring process on a six monthly basis and reported to Council for approval.

### Financial implications

Although spatial planning comes at a cost over the short term, the longer-term advantages will be felt when development is stimulated in the areas identified for growth. This work supports Council's most important and strategic planning instruments, the District Plan, the Infrastructure and Financial Strategies and provides guidance to steer the Long-Term Plan in the right direction. The cost will be mitigated by the certainty this plan helps to stimulate, leading to long term financial investment and sustainable economic development.

### Risks and mitigations

Although certain growth predictions were made, and housing densities identified that have not yet been used in the urbanised areas of Kaipara, it has to be accepted that Kaipara will come of age. The costs to local government associated with urban living should be balanced by the cost of servicing those areas.

A real risk to Kaipara's economy is that developers do not accept the need to improve urban planning standards and that the costs of services will increase.

The Spatial Plan mitigates this by outlining the balance between the cost of development and the cost of servicing within an acceptable planning and policy framework.

## Significance and engagement/Hirahira me ngā whakapāpā

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website.

### Spatial Planning Methodology

The four Urban Spatial Plans for Dargaville, Maungatūroto, Kaiwaka and Mangawhai were developed by two consortiums of consultants.

The Spatial plan for Dargaville, Maungatūroto and Kaiwaka was developed by AR & Associates and Resilio Studio through a "Continuous consultative process". This meant that several workshops were held with the public and individual stakeholders at the front end of the process. Following this, the alternatives were evaluated which were then tested via public feedback. Due to the public engagement with this approach, further public consultation is not recommended or required.

The Mangawhai Spatial Plan was developed by Campbell Brown and Urbanism Plus through an "Inquiry -by-design" process. This approach analysed the existing data available first which was followed by a high level public survey. The alternative solutions were then developed by staff with the public being informed at meetings. It is important, under this approach, for the developed proposal to be presented to the public to obtain more formal engagement.

Both approaches are completely valid, engage with the community and produce robust plans.

### Next steps/E whaiake nei

After the Spatial Plan for Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka has been adopted, it will be available publicly through our website. Staff will also communicate with interested parties via email or letter. A media release advising of the successful completion of this Spatial Plan is also planned to increase awareness.

This will be with the understanding that the District Plan review is still to be reviewed, however, developers can apply for Private Plan Changes to expedite development, provided that they come to an agreement with Council on the provision of services.

The Spatial Plan will inform the District Plan Review as well as the Infrastructure Strategy. It will also assist the processing of resource consents in non-complying applications, by providing an additional matter to be taken into account.

The Spatial Plan will also guide Staff to undertake structure plans in those areas where development is imminent, and developers will be encouraged to undertake structure planning for their area of interest if they wish to expedite their development.

The next round of Spatial Planning will be a Sub-regional Spatial Plan for the whole district, which will not only stitch the Urban Spatial Plans together but will also address the smaller settlements as well as dealing with the rural areas and the Kaipara Kickstart projects. Consultation for this Spatial Plan has commenced.

### Attachments/Ngā tapiritanga

	Title
A	Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka