

Adoption of the Draft Mangawhai Spatial Plan for Consultation

Meeting: Kaipara District Council
Date of meeting: 27 May 2020
Reporting officer: Paul Waanders, District Planner

Purpose/Ngā whāinga

To adopt the Draft Mangawhai Spatial Plan (the Plan) for the purpose of consulting with the public.

Executive summary/Whakarāpopototanga

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.

The final Spatial Plan will inform the strategic direction for Mangawhai's future and new zoning and planning provisions for the District Plan. It also informs what services will be required in the Infrastructure Strategy.

To create certainty, Council needs to adopt this non-statutory plan as an important guide for Council's statutory plans and strategies. While this Spatial Plan is non-statutory, it should remain a live document, amended when necessary to ensure the best available information is provided to our communities and developers.

Following the Council Briefing on 04 December 2019 on the Spatial Planning Process for Mangawhai, the proposals were made available to the public via Council's website alongside a survey with targeted questions. The Draft Spatial Plan for Mangawhai was discussed by Elected Members on 22 April 2020 and is now presented for approval to seek public feedback. It is available at **Attachment A** to this report.

Recommendation/Ngā tūtohunga

That the Kaipara District Council

- a) Adopts the Draft Spatial Plan for Mangawhai (Attachment A to this report) for consultation with the public

Context/Horopaki

Formal engagement with the public is needed to ensure this Spatial Plan and its recommendations provide a robust planning template for Mangawhai's future. This engagement will add value to feedback already received from the targeted survey, staff input as well as the public information meetings held last year. Combined, all this prior feedback and information helped to develop the Draft Spatial Plan for Mangawhai, which is now ready to be released for more formal consultation.

Discussion/Ngā kōrerorero

The project started on 9 July 2019 and followed the 'Inquiry-by-Design' process whereby staff provided input on the development proposals for Mangawhai. The project plan was submitted to Council at its ordinary meeting on 26 September 2019 followed by a progress report to the Council Briefing on 4 December 2019, followed by a Briefing on 22 April 2020.

A Spatial Plan for Mangawhai was seen as a useful instrument to consolidate the Mangawhai Structure Plan and the Mangawhai Community Plan. Additionally, it was recognised that Mangawhai would benefit from for a visionary document to improve future growth planning and service provision.

Three staff sessions, including the two day 'Inquiry-by-Design' session, were attended. One Mana Whenua meeting and two public engagements culminated in an opinion survey over the December/January period to give residents and visitors an opportunity to provide their suggestions via the targeted questions. Staff input as well as the results of the targeted survey have been used to develop the Draft Spatial Plan for Mangawhai which would be tested through formal notification and comments. Due to ongoing, keen community interest and active public engagement, it is vital the public have their views taken into account in finalising the Spatial Plan for Mangawhai.

Options

Option 1: Adopt the Draft Spatial Plan for Mangawhai to consult with the public. This is the recommended option.

Option 2: Adopt the Spatial Plan without further public comment.

Option 3: Do not progress with the Spatial Plan for Mangawhai and undertake Spatial planning through the Mangawhai Community Plan.

Mangawhai is the Kaipara District's fastest growing area and similarly to the Kaipara West urban areas, it has become apparent that a more strategic plan, aligned to the directives of the new National Policy Statements, was required. Although the Mangawhai Structure Plan and the Mangawhai Community Plan are useful documents, the Structure Plan did little to control growth and the Community Plan is to a great extent an implementation plan for specific community projects.

The Draft Spatial Plan for Mangawhai aims to provide for a more sustainable approach to development in Mangawhai whilst protecting its coastal village identity, rural productivity, biodiversity, coastal and estuarine natural resources. Public consultation will further help to crystallise Council's vision for Mangawhai's future and endeavour to obtain broadscale buy-in for the implementation of the District Plan and new zoning and planning provisions.

Policy and planning implications

The Spatial Plan for Mangawhai will ultimately replace the present Structure Plan and will provide further guidance and support to the Mangawhai Community Plan. The Spatial Plan will assist in the development of the Infrastructure Strategy and will make service delivery more coherent.

The Spatial Plan for Mangawhai will assist in guiding development and service delivery in a more financial coordinated way. Whilst it will be difficult to peel back existing legacies with unmanaged growth in rural productive areas it will help to protect both rural production and amenity. It will also identify more cultural, social, housing and business opportunities.

Financial implications

Consultation costs will be covered by the existing District Plan review budget and have been accounted for as part of forward planning.

Risks and mitigations

Without further consultation, community dissatisfaction with planning processes could occur. Consultation provides ongoing transparency and enables the Mangawhai community to participate in creating a sustainable future for Mangawhai. The consultation will test whether the Spatial Plan for Mangawhai supports community values and aspirations and helps to prevent further uncontrolled growth that spirals in a haphazard and expensive way.

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 publication 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.

This report therefore seeks approval to consult and seek feedback from the community on the Draft Spatial Plan. The feedback will be analysed and used to build the Final Spatial Plan for Mangawhai.

Next steps/E whaiake nei

If Council adopts the Draft Spatial Plan for Mangawhai, the public will have the opportunity to provide feedback. The feedback will be analysed and used to develop the Final Spatial Plan for Mangawhai, which will be brought back to Council for final adoption.

The Spatial Plan for Mangawhai will contribute to the Sub-Regional Spatial Plan and ultimately a District-wide Spatial Plan.

Attachments/Ngā tapiritanga

	Title
A	Draft Spatial Plan for Mangawhai and appendices