



## Kaipara District Spatial Plan Project Plan



Proposal prepared by Gavin Flynn  
Ref: Project Plan

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## 1 // Project Appreciation

### 1.1 Introduction

AR & Associates Limited (ARAL), Resilio Studio and Utility appreciate the opportunity to provide Kaipara District Council (KDC) with a project plan to collaborate on the Kaipara District Spatial Plan.

This project plan aims to set out the problem, objectives, project approach including deliverables and governance. Once the project plan has been agreed, an accompanying document outlining the scope of work required and the associated consultancy fees anticipated to undertake the work described here within will be supplied.

### Project Problem, Background and Understanding

The KDC together with partners and stakeholders have identified a need to provide a holistic spatial plan to cover the whole of the Kaipara District. This plan would need to coalesce previous and current documents, with a view to implement the recommendations in the District Plan review scheduled for June 2021. It is therefore important that a well engaged and timely process is carried out with the various communities to understand;

- What sustainable development looks like for all Kaipara's rural towns and villages and the connection and relationship to urban centres
- Where the important rural productive and highly versatile soils areas are and the contribution this has to the Kaipara District and wider New Zealand economy (in response to the proposed National Policy Statement for Highly Productive Land)
- Concurrent with confirming Kaipara's position on productive land policy, where the appropriate rural-residential or 'countryside living' future zones (or activities) could be located or existing areas extended further
- Where the natural hazards and climate change related events could impact and what resilience interventions need to be considered
- What the stormwater catchments are for each of the settlements and how this could be managed in the future
- Where existing areas of ecological significance are and where future areas should be considered to ensure long-term ecological connections integrate and health of the environment is enhanced; including consideration of the proposed National Policy Statement on Indigenous Biodiversity
- What are the provisions and framework for tikanga Maori, Papakainga housing and associated social infrastructure development including marae development.

- What infrastructure is provided and where staged improvements could be considered based on environmental and socio-economic considerations

Through initial discussions with the KDC policy team, it is understood that Kaipara District has multiple challenges. These include;

- Attracting economic development opportunities to the towns and naturally attractive areas
- Enabling the appropriate planning provisions for significant Provincial Growth Fund projects such as the Kaipara Kai, cycle trail tourism and the Northland water storage project
- Protecting the rural productive environments for the evolving agriculture and horticulture industries
- Supporting and sustaining resilience in vulnerable areas that are under pressure from weather and climatic events
- Lack of understanding and interpretation of the historic relevance and cultural significance of sites of importance

With these issues in mind, this Project Plan outlines a structured process that can be used to address the challenges in a collaborative and integrated manner.

The spatial plan aims to achieve the following objectives:

1. Understanding the dynamics, drivers and infrastructure needed to support connected development and coordinated functions between Kaipara's settlements, villages and towns
2. Management of natural resources including the mountains, lakes, wetlands, soils, coastal edges, waterways, native forests and the Kaipara Moana (harbour) and how people should act when they are in these special places
3. Sustainable approach to how all rural and coastal land will be managed for cultural, commercial, conservation and community-based activities
4. Work with Kaipara mana whenua /tangata whenua and community to ensure they are informed of the project, provide genuine input through the process and have buy-in and ownership of the outcomes

## Kaipara District Spatial Planning Work Streams

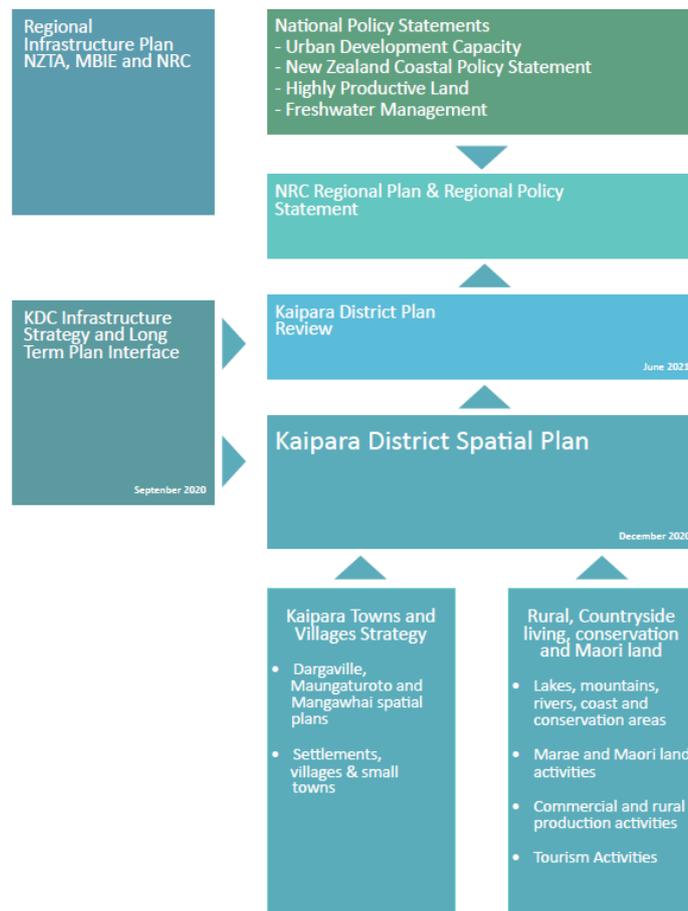


Figure 1 Kaipara Spatial Planning Workstreams diagram

The workstreams diagram above attempts to illustrate the various sections of the Kaipara District Spatial Plan and what Council financial and infrastructure processes it will give effect to it. The bottom two boxes are the main sections that the Plan would be divided into.

## 2 // Project Approach

### 2.1 Project Initiation:

#### ***Confirming project brief, programme, deliverables roles and responsibilities.***

Together with the Project Sponsor, we will:

- a. Confirm project status for both workstreams.
- b. Confirm approach, scope, timings and update the Project Execution Plans for each of the project workstreams, delivery schedules and outputs.
- c. Confirm roles including project control group.
- d. Confirm engagement and consultation strategy including identification of project partners and key stakeholders and their involvement.
- e. If possible, set dates for engagement and contact project partners and key stakeholders and send out invitations to provide ample notice.
- f. Share relevant information required to commence review and analysis.
- g. Commence regular project team meetings.
- h. Agree what design and discussion aspects of the benchmark Strategies identified in the *Responsive Planning Guide*<sup>1</sup> need to be reflected in the spatial plan document.
- i. Establish initial risk register

#### ***Key Deliverable – 20 December 2019***

- *Agreed Project Plan*

### 2.2 Constraints, challenges and opportunities assessment

***Gather information including regional context and local environmental, societal, cultural, economic and enabling infrastructure and analyse with consideration to development requirements for each village, town and wider area within Kaipara.***

We will review all background material include plans, strategies and guidelines.

- a. Review the issues, goals and priorities from existing documents of relevance including (but not limited to):
  - i. Issues from the decisions and appeals version of the Regional Policy Statement
  - ii. Goals and strategic provisions of the Operative District Plan 2013 and variation / plan changes

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<sup>1</sup> Taking into account the Kaipara Context, the Spatial Plan will need to be consistent with the guidelines set out in the Responsive Planning Guide - <https://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/Final-NPS-UDC-Future-Development-Strategy-guidance.pdf>

- iii. Begin and capture landscape analysis and catchment management analysis
- iv. Gather research and local context material for marae and māori land management and development
- v. Tai Tokerau Northland Growth Study and Action Plan 2015
- vi. KDC Infrastructure Strategy 2018-2048
- vii. Northland Rail Business Case (North Auckland Line and Marsden Point Rail Link) and Upper North Island Port Study
- viii. Northland and Kaipara District Walking and Cycling Strategies and business cases
- ix. Kaipara Kai and other PGF projects

We assume:

- KDC will manage the collation of GIS layers and analysis (data outputs) for exporting as shapefiles at an agreed scale and extent to be analysed by the project team. It is noted that this data may need to be modified if it is inaccurate
- We will take the KDC data outputs and prepare graphics for inclusion into options analysis and Spatial Plan.

We will:

- a. Review, audit, survey, discover and map all outputs above to identify constraints, challenges and opportunities, including identification of primary Urban Growth tools, and key objectives relating to strategic directions, landscape and urban development.
- b. Use an internal workshop to inform the assessment of settlements and rural spaces including physical constraints and spatial opportunities, using the following considerations:
  - i. Land use zoning
  - ii. Infrastructure requirements
  - iii. Social and cultural needs or impacts
  - iv. Environmental impacts
  - v. Natural hazards
  - vi. Landscape character and heritage (see additional items on page 15 for further explanation about this concurrent work piece)
  - vii. Existing community planning documents
- c. Develop the output of the data queries and workshop graphically for the purpose of

the Spatial Plan and option discussions

- d. Update to risk register at closure of this stage

**Key Deliverable - Stage completed 17 February 2020**

- *Presentation utilising maps, diagrams, photographs etc necessary to communicate site context and character through the themes of environmental, socio-cultural, economic and infrastructure.*
- *The purpose of this presentation is to provide project partners a spatial and objective base level of information about their place to ensure that everyone has the same broad level of understanding to help stimulate, inform and frame future discussions regarding their values, vision and principles.*

## 2.3 Setting the direction

We will:

- a. Engage with project partners through an initial participatory workshop and where required, face to face meetings.
- b. During this phase we will ask two types of questions;
  - i. open ended strategic questions about what people value, their visions, ideas and concerns for their place
  - ii. clarification and testing questions - from the information we have presented what have we missed, what have we got wrong and what needs further emphasis?
- c. Record and document information and insights gained through engagement
- d. Distil the information and insights into a set of principles which will form part of the Spatial Plan, and against which growth alternatives can be tested.
- e. Use the appropriate governance group as a forum to test initial ideas on the issues, vision and principles.
- f. Bring together the project control group to discuss and agree the draft.
  - i. Issues
  - ii. A Vision and supporting Principles
  - iii. Key Assessment Criteria
  - iv. Spatial Plan scope area
- g. Draft an Issues, Vision and Discussion Paper for circulate to the appropriate governance group.

- h. Present this discussion paper and the updated constraints and opportunities presentation to the appropriate governance group for endorsement.

We assume:

- KDC will assist with all community engagement coordination including sending out invitations, advertisement and venue booking.
- KDC will coordinate internally the appropriate people for internal sign off in a timely manner.

***Key Deliverables - Stage completed 27 March 2020.***

- *Articulation of draft vision, values, principles and assessment criteria*
- *Record and summary of engagement process to ensure we have heard and reflected everyone's input*
- *Updated phase 2 presentation incorporating new information*
- *The purpose of facilitating the participatory workshop and articulating a shared vision, values, principles and key performance indicators is to build rapport between the project team, project partners and key stakeholders and to allow for buy-in and ownership of the process at the beginning of the project.*

## 2.4 Development, testing and evaluation

***Utilising information and insights gathered through previous phases, generate development preferred option for whole of District showing linkages and relationships between settlements***

We will:

- a. Develop a preferred option to be evaluated using the visions, principles, assessment criteria and risks to rank their performance.
- b. Hold preferred option development and evaluation workshops with the project control group
- c. Produce supporting presentation imagery and maps.
- d. Review and analyse the demand and supply housing and business capacity and generate a baseline (Utility)
- e. Identify fall back or out-of-sequence options to be applied if the situation was affected by a major shift.
- f. Develop a preferred option paper for future governance group review.
- g. Assist with a consultation exercise to discuss potential changes to the status quo and build evidence for District Plan review.

We assume:

- KDC will assist with consultation and engagement events, survey uploading and distribution of consultation material.

**Key Deliverable - Stage completed 15 May 2020.**

- *Draft preferred option paper / presentation utilising maps, diagrams, photographs etc necessary to communicate character, pros & cons analysis*

## 2.5 Review feedback and agree changes

***Collate and agree the changes to the draft Spatial Plan key themes consultation document following feedback from the consultation evaluation.***

We will:

- a. Collate feedback into a presentation outlining the key changes and themes from the consultation and recommended course of action.
- b. Discuss this presentation with the project control group to agree what needs to change via a central change register.

We assume:

- KDC will analyse and compile the survey response and organise the feedback into themes for consideration as per key urban area spatial planning.

**Key Deliverable - Stage completed 29 May 2020.**

- *The purpose of reviewing the feedback and agreeing on the changes with the project control group is to narrow down the options into a single option and/or direction to enable the draft spatial plan to be prepared.*

## 2.6 Prepare and Share Draft Spatial Plan for Final Review

***Generate draft spatial plan for review through decision making structure.***

We will:

- a. Bring together the content produced, and evidence gathered to draft the Spatial Plan.
- b. Focus on variations in timing and sequencing of future development capacity that show how the agreed development can occur over time.
- c. Draft the Spatial Plan to meet the Government policy statements requirements.
- d. Provide the following elements to the project control group as drafts

- i. Outline of draft content and graphic style / representation
- ii. The key maps and visuals demonstrating where development is set to occur and when

We assume:

- KDC will seek any feedback if required from project partners and stakeholders to assist agreement of the draft spatial plan.

**Key Deliverable - Stage completed by 30 June 2020.**

- *Draft Spatial Plan for review by project control group.*
- *The purpose of developing the Draft Spatial Plan is to provide the project control group (and others) with a document for review before finalising the direction and outcomes for each settlement and rural or coastal area.*

## 2.7 Produce and Present the final Spatial Plan

***Finalise the spatial plan following feedback from previous phase.***

We will:

- a. Make required changes in an efficient manner.
- b. Present the final Spatial Plan to Council.
- c. Confirm and promote a clear approach to monitoring both the urban development outcomes and the implementation of the Spatial Plan.
- d. Where requested, provide support and advice regarding the implementation of the Spatial Plan and its contribution as a building block to a KDC Sustainable Development or Growth Strategy.

We assume:

- KDC will compile the cover report for adoption of the Kaipara District Spatial Plan in a timely manner.

**Key Deliverable - Adopted Spatial Plan 23 August 2020**

### 3 // Milestone Schedule

<b>Milestone or deliverable</b>	<b>Date</b>
Initial meetings	18 December 2019
Constraints and Opportunities Assessment	17 February 2020
Issues, Vision and Principles workshops commence	2-6 March 2020
Draft Spatial Plan Issues, Vision & Principles Discussion Paper	27 March 2020
Deliver draft Preferred Option Paper	8 April 2020
Produce consultation document on Spatial Plan key themes	14 April 2020
Staff prepare Council agenda item and get necessary approvals	14 April 2020
Council decision to release the Option Paper for public feedback	29 April 2020
Commence consultation	1-15 May 2020
Complete feedback and agree changes	29 May 2020
Draft Spatial Plan for review	30 June 2020
Produce final document on Spatial Plan	17 July 2020
Staff prepare Agenda Item for Council meeting and obtain all approvals	3 August 2020
KDC Adopt Spatial Plan	26 August 2020 meeting

## 4 // Roles and Responsibilities

Key Personal	Role and Time % Allocated to project	Qualifications	Relevant Experience
Gavin Flynn (AR & Associates)	Programme Manager -50%	Bachelor of Parks, Recreation & Tourism Management Professional Project Manager (PMI)	Qualified Project Manager - Gavin has gained considerable experience pulling together planning and infrastructure alignment whilst in Council and consultant roles.
Joao Machado (AR & Associates)	Planning Lead- 20%	Bachelor of Resource Studies	Joao has over 17 years' experience as a planning practitioner and resource management specialist for Local Government and private sector, and is focused on outcomes-driven planning, strategic planning, major infrastructure planning and urban design policy.
Rakad Jaffar (AR & Associates)	Planning Support- 30%	Bachelor of Urban Planning (Hons. Second Class, First Division)	Rakad has over 3 years of planning experience in the private and public sectors, working in the field of transport and resource consent planning. Most recently, Rakad has focused on private land development projects across Auckland which include a range of land use, subdivision and mixed-use developments.
Lisa Dowson (AR & Associates)	Catchment Planning / Infrastructure servicing – 5%	Bachelor of Science Master of Science	Lisa has over a decade of experience in public sector stormwater and has worked on a wide range of projects, from small scale, site specific flood risk assessments to large-scale catchment and regional strategic stormwater catchment peer review for our team.

Gary Marshall (Resilio)	Design Lead - 30%	Masters Landscape Architecture	Gary is a registered landscape architect with 13 years' experience including in master planning, urban design for a wide range of public and private sector with a focus on ecological regeneration and genuine project partner and community engagement.
Freddie Bensemann (Resilio)	Design Support - 20%	Landscape Architect	Freddie Bensemann is a landscape architect with over 2 years' experience working on a range of master planning and landscape projects for existing town and city centres.
Finn Mackesy (Resilio)	Engagement Lead - 5%	Bachelor of Arts - Anthropology & Psychology IAP2 Australasia Certificate in Engagement	Finn has 15 years of experience in community engagement and development practice. Finn is currently leading a social innovation lab with Auckland Council Resilience Team, Healthy Waters and Watercare to develop strategies to work with communities to build resilience against the ongoing challenges of climate change.
Walter Clarke (Utility)	Analysis Lead - 3%	Bachelor of Technology (Bio Process & Bio Engineering, Hons) · Postgraduate Diploma (Dairy Science & Technology)	Walter has been responsible for providing multiple iterations of the growth projections throughout the country, incorporating learnings and new information along the way. Walter will be providing the spreadsheet outputs for the capacity side analysis to enable growth scenarios to be tested in the options stage.



Figure 2: Kaipara Spatial Plan Decision Making Structure

We have proposed the similar decision-making structure (governance) for this project. If there are additional stakeholders such as Federated Farmers, could you please advise.

## 5 // Included scope items

### Stormwater Catchment Analysis

A high-level stormwater catchment analysis is required to understand the local flooding, water quality, potential erosion and run off across the settlements, marae surrounds and across the wider catchments. This piece of work would entail a thorough download from the District Drainage Engineer and speaking with individual communities on their flood and erosion experiences. A mapping exercise and high-level catchment management analysis would be conducted to inform the preferred option for the settlements.

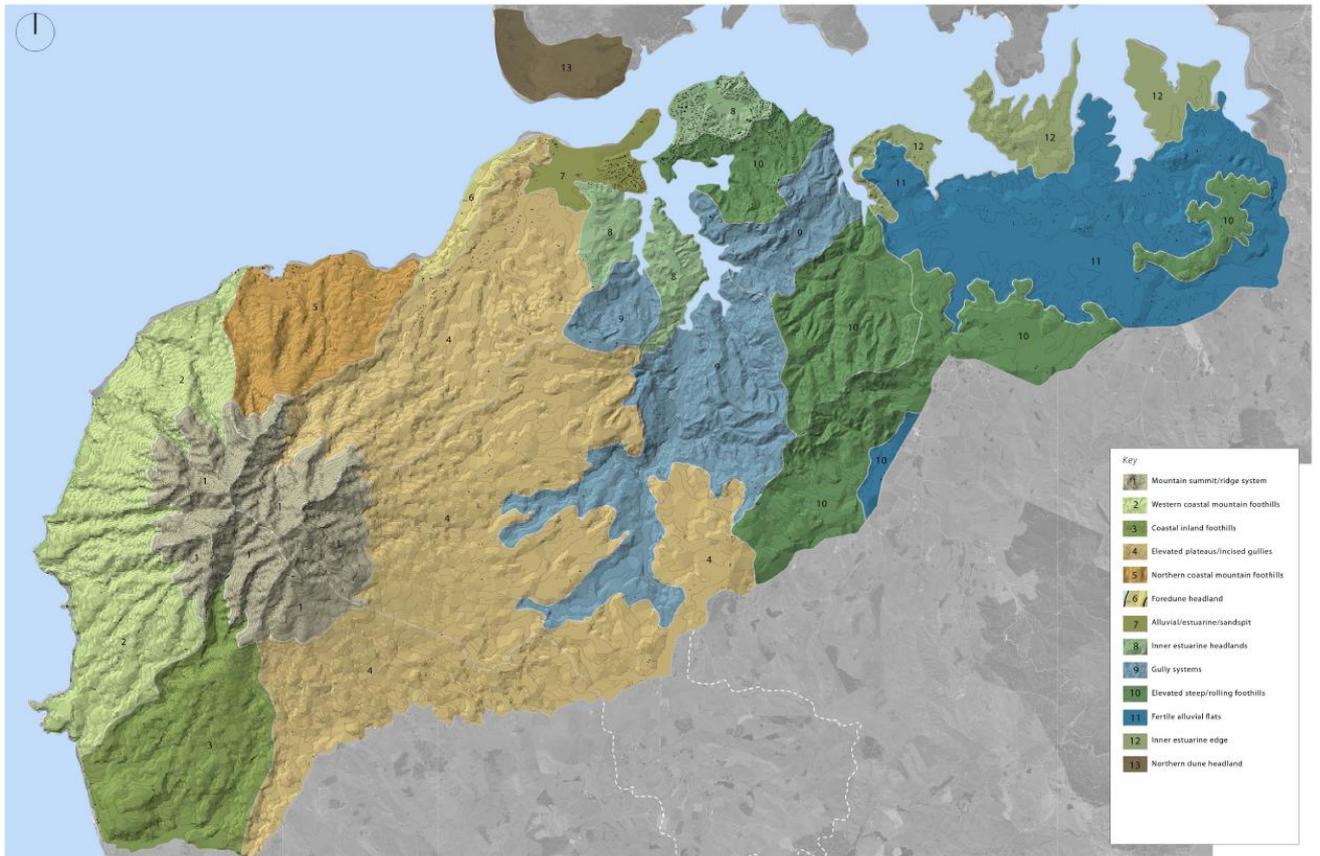
### Landscape Character Analysis

By identifying, describing and assessing Kaipara's landscape character with consideration to the various elements, features, patterns and processes in relation development potential any future Spatial Plan can be solidly underpinned by landscape values, thus providing opportunities in terms of:

- The identification, protection and enhancement of natural and physical features that contribute to the character of the landscape and the function and integrity of the environment including topography, river, wetland and stream corridors, coastal environments, the Kaipara Moana (harbour) and landscape features such as maunga and other sites of significance
- The identification and protection of amenity values
- Strengthening visual identity and sense of place through retention, protection and enhancement of unique, rare and distinctive landscape characteristics
- Visual connections, linkages and gateways may be incorporated into new urban fabric
- Identification of appropriate models of development and subdivision in response to Kaipara's unique landscapes

The findings of the landscape analysis will help to ensure that future growth and development contributes positively to the landscape character and amenities of the Kaipara District. Gary Marshall has recommended that this exercise can be conducted in a high-level approach to understand and map different landscape character areas as the basis for describing opportunities, constraints and design objectives for appropriate development and subdivision for each of the identified areas. In taking such an approach, the landscape character assessment provides the foundation for developing objectives, policies, rules and guidelines for appropriate subdivision and development that captures the whole of the district.

The Raglan Structure Plan below provides an example of a landscape character analysis map which identifies and describes thirteen different landscape units, each with different characteristics and values and therefore opportunities, constraints and objectives for development.



**D. J. SCOTT ASSOCIATES LIMITED** Te Whaanga Coast, Raglan - Structure Plan - Landscape Character Areas  
 Landscape analysis and mapping - DJ Scott Associates Ltd - October 2008

Scale: 1:25 000 at A1 0 100 200 300 400 500m

## 6 // Appendix A – National Policy Statement Information

Kaipara District Council is currently required to address all Objectives and Policies PA1-PA4 (content in green) for its ‘urban environments’ and expected to experience growth.

### Summary of the National Policy Statement on Urban Development Capacity (updated 23 November 2017)

A: Outcomes for planning decisions	B: Evidence and monitoring to support planning decisions	C: Responsive planning	D: Coordinated planning evidence and decisions
<b>Objectives</b> <i>These objectives apply to all local authorities and decision-makers. Policies PA1 to PA4 apply to any urban environment expecting to experience growth.</i>			
<b>OA1.</b> Effective and efficient urban environments that enable people and communities and future generations to provide for social, economic, cultural and environmental wellbeing. <b>OA2.</b> Urban environments that have sufficient opportunities to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses. <b>OA3.</b> Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.	<b>OB1.</b> A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.  <i>Policies PB1-PB7, PC1-PC4, PD1 and PD2 apply to local authorities with a Medium or High-Growth Urban Area within their district or region. The application of the policies is not restricted to the boundaries of the Urban Area.</i>	<b>OC1.</b> Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long term. <b>OC2.</b> Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.	<b>OD1.</b> Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other. <b>OD2.</b> Coordinated and aligned planning decisions within and across local authority boundaries.
<b>Policies</b> <b>PA1.</b> Local authorities shall ensure that at any one time there is sufficient development capacity available as follows: <ul style="list-style-type: none"> <li>Short term capacity must be feasible, zoned and serviced with development infrastructure</li> <li>Medium term capacity must be feasible, zoned and either serviced with development infrastructure, or development infrastructure identified in a long term plan under the LGA</li> <li>Long term capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure to support it must be identified in an infrastructure strategy under the LGA</li> </ul> <b>PA2.</b> Local authorities shall satisfy themselves that other infrastructure required to support urban development is likely to be available. <b>PA3.</b> When making decisions that affect the way and rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, having regard to: <ul style="list-style-type: none"> <li>Providing choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses</li> <li>Promoting efficient use of scarce urban land and infrastructure</li> <li>Limiting as much as possible adverse impacts on the competitive operation of land and development markets.</li> </ul> <b>PA4.</b> When considering effects of urban development, decision-makers shall take into account: <ul style="list-style-type: none"> <li>The benefits that urban development will provide with respect to the ability of people, communities and future generations to provide for their social, economic, cultural and environmental wellbeing</li> <li>The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as local effects.</li> </ul>	<b>PB1.</b> Local authorities shall carry out a housing and business development capacity assessment at least three-yearly that: <ul style="list-style-type: none"> <li>Estimates housing demand, including for different types, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long terms.</li> <li>Estimates demand for different types and locations of business land and floor area for businesses and the supply of development capacity to meet that demand in the short, medium and long terms.</li> <li>Assesses interactions between housing and business activities, and their impacts on each other.</li> </ul> <b>PB2.</b> The assessment shall use information about demand including: <ul style="list-style-type: none"> <li>Demographic change (including Statistics New Zealand population projections)</li> <li>Future changes in business activities of the local economy and potential impacts on demand for housing and business land</li> <li>Market indicators monitored under PB6 and PB7.</li> </ul> <b>PB3.</b> The assessment shall estimate the sufficiency of development capacity provided by plans including: <ul style="list-style-type: none"> <li>The cumulative impact of all zoning, objectives, policies, rules and overlays in plans</li> <li>Actual and likely availability of infrastructure under PA1</li> <li>Current feasibility of development capacity</li> <li>Rate of take up of development capacity</li> <li>The market's response to planning decisions obtained through monitoring indicators under PB6 and PB7.</li> </ul> <b>PB4.</b> The assessment shall estimate the additional capacity needed if any of the above factors indicate that the supply of development capacity is not likely to meet demand in the short, medium or long term. <b>PB5.</b> In carrying out the assessment local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, social housing providers, requiring authorities and the providers of development and other infrastructure. <b>PB6.</b> To ensure they are well-informed about demand, development capacity, urban development activity and outcomes and how planning decisions may affect this, local authorities shall monitor quarterly: <ul style="list-style-type: none"> <li>Prices and rents for housing, residential and business land by location and type, and changes in these over time</li> <li>Resource and building consents relative to population growth</li> <li>Indicators of housing affordability.</li> </ul> <b>PB7.</b> Local authorities shall use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed. <i>Local authorities are encouraged to publish the housing and business development capacity assessment under PB1 and monitoring results under PB6 and PB7.</i>	<b>PC1.</b> To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least: 20% in the short and medium term; and, 15% in the long term. <b>PC2.</b> If evidence from the assessment under PB1, including information about the rate of take-up of development capacity, indicates a higher margin is more appropriate, this higher margin should be used. <b>PC3.</b> When the housing and business development capacity assessment or monitoring indicates development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by providing further development capacity and enabling development. <b>PC4.</b> Local authorities shall consider all practicable options for providing sufficient, feasible development capacity and enabling development to meet demand including: <ul style="list-style-type: none"> <li>Changes to plans and regional policy statements including zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas</li> <li>Integrated and coordinated consenting processes that facilitate development</li> <li>Statutory tools and other methods available under other legislation.</li> </ul>	<b>PD1.</b> Local authorities that share jurisdiction over an Urban Area are strongly encouraged to work together to implement this NPS, and particularly to cooperate and agree on: <ul style="list-style-type: none"> <li>A joint housing and business development capacity assessment</li> <li>The provision and location of sufficient, feasible development capacity.</li> </ul> <b>PD2.</b> Local authorities shall work with providers of development infrastructure and other infrastructure to achieve integrated land use and infrastructure planning in order to implement PA1-PA3, PC1 and PC2.  <b>PD3.</b> Local authorities that share jurisdiction over an Urban Area are strongly encouraged to cooperate and agree upon: <ul style="list-style-type: none"> <li>The specification of minimum targets and their review</li> <li>The development of a joint future development strategy.</li> </ul> <b>PD4.</b> Local authorities shall work with providers of development infrastructure and other infrastructure in preparing the future development strategy.
<i>These policies apply to local authorities with a High-Growth Urban Area within their district or region. Local authorities with a Medium-Growth Urban Area within their district or region are encouraged to give effect to these policies. The application of the policies is not restricted to the boundaries of the Urban Area.</i>			
<b>PC5-11.</b> Local authorities shall set minimum targets for sufficient, feasible development capacity for housing. Regional councils shall incorporate these into their regional policy statement and territorial authorities shall incorporate these as an objective in their relevant plan. Minimum targets shall be set for the medium and long terms and reviewed every three years. When evidence shows that the minimum targets set in the regional policy statement or relevant plans are not sufficient, local authorities shall revise those minimum targets. Local authorities shall set and revise the minimum targets in their regional policy statement or relevant plan without going through the consultation process set out in Schedule 1 of the RMA. <b>PC12-14.</b> Local authorities shall produce a future development strategy that demonstrates there will be sufficient, feasible development capacity in the medium and long terms and that the minimum targets will be met. This strategy shall: <ul style="list-style-type: none"> <li>Identify the location, timing and sequencing of future development capacity for the long-term, including both future greenfield areas and intensification opportunities in existing urban environments</li> <li>Balance certainty about future urban development with being responsive to demand.</li> </ul> This strategy: <ul style="list-style-type: none"> <li>Shall be informed by the relevant long term plans and infrastructure strategies under the Local Government Act 2002 (LGA)</li> <li>Can be incorporated into a non-statutory document outside the RMA.</li> </ul> In developing this strategy local authorities should: <ul style="list-style-type: none"> <li>Undertake a consultation process that complies with either Part 6 of the LGA, or Schedule 1 of the RMA</li> <li>Be informed by the housing and business development capacity assessment</li> <li>Have particular regard to policy PA3 when considering how to provide development capacity.</li> </ul>			

National Policy Statements consideration of the three national policy statements which together replace the existing National Policy Statement on Urban Development Capacity 2016.

Earlier this year on 21 August, the Government released a discussion document on a proposed new National Policy Statement on Urban Development (NPS-UD). The new NPS has a focus on the six major urban centres of Auckland, Hamilton, Tauranga, Wellington, Christchurch and Queenstown, which are all experiencing high levels of growth. The NPS is one part of the Government's Urban Growth Agenda. The stated aim of that Agenda is to remove unnecessary restrictions on development, and to allow for growth 'up' and 'out' in locations that have good access to existing services and infrastructure.

The new NPS-UD is intended to replace the existing National Policy Statement on Urban Development Capacity 2016 and to broaden its reach. As with the existing NPS, local authorities for urban areas experiencing high growth will be required to produce Future Development Strategies and Housing and

Business Development Capacity Assessments. The new Future Development Strategy provisions are designed to achieve better spatial planning, including by identifying locations for future intensification, locations where urban development should be avoided, and infrastructure requirements to service that growth.

The NPS-UD also includes measures to support growth in existing urban areas by recognising that amenity values can change over time and enabling a range of dwelling types and locations. The NPS-UD will sit alongside the NPS on Highly Productive Land and a future NPS on Indigenous Biodiversity and Freshwater Management.

The interaction between the four National Policy Statements, will be of interest to Kaipara, in terms of the balance to be struck between growth potential, protection and efficient use of rural productive resources, and protection of natural values. These three National Policy Statements must be given regard and due consideration through the planning process for Kaipara leading up and throughout the future 'Kaipara District Plan Review'. Therefore, our proposal includes consideration of these documents which will be evolving in parallel with our proposed methodology and key milestones.