

District Plan Review Update

Meeting: Council Briefing
Date of meeting: 02 December 2020
Reporting officer: Michael Day, Strategy, Policy and Governance Manager

Purpose/Ngā whāinga

To provide an update on the District Plan review programme and to seek initial direction from Elected Members regarding the appetite for staff to 'scope' the content and context of a plan change to the Operative District Plan to enable short-term growth in the district.

Context/Horopaki

The District Plan review is a significant, multi-year project, which is an opportunity to reconsider everything in the Operative (2013) District Plan and to 'test' whether existing plan provisions are still fit for purpose and remain the most appropriate for our district.

This review programme is an opportunity to ensure that the new district plan enables economic and residential growth, whilst protecting the things that make Kaipara unique and special.

Discussion/Ngā kōrerorero

The spatial planning work that Council (alongside our communities) has been developing during the past year has almost concluded. The full Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations is set to be adopted at the 16 December 2020 Council meeting. This will be a key tool to inform the review of the District Plan, as it will assist with providing the strategic direction and outlines potential future growth scenarios for our communities.

District Plan review timeframes

Whilst staff are currently actively working on the district plan review, it needs to be acknowledged that this project will take several years until it reaches the 'public notification' stage (currently scheduled for late 2023, which will be 10 years after the current District Plan was made operative). Some of the key milestones in the district plan review journey are as follows:

- Refreshed District Plan review webpage going live – early 2021
 - A refreshed/updated district plan review webpage is currently being created. This will enable our communities to get a better understanding of the processes and stages involved in a district plan review and facilitate greater interaction.
- Release of discussion documents – mid 2021 (exact dates to be firmed up in due course as we want to avoid 'clashing' with Long Term Plan consultation)
 - This will be the first opportunity for the community to be introduced to key issues and themes that will shape the content of the new district plan. The community will be able to provide feedback on the discussion documents, which will help inform the Draft District Plan.
- Public release and feedback on Draft District Plan – late 2022/early 2023
 - This will be Councils 'first cut' at a new District Plan (issues, objectives, policies, rules, maps etc), which will be required to follow the 'national planning standards' template.
 - This will be an opportunity to test our thinking with the community via 'non-statutory' consultation. Getting public feedback at this stage is crucial to ensuring we create a great District Plan and feedback will be used to refine the Draft Plan.
- Consultation with Iwi authorities on draft proposed District Plan – mid/late 2023
 - This is a mandatory process that we are required to undertake before full public notification of the proposed plan.

- Councils must ‘allow adequate time and opportunity for the iwi authorities to consider the draft and provide advice on it’.
- Public notification of new District Plan – late 2023
 - This is when the formal/statutory plan development process starts (submissions, further submissions, hearings etc)
 - Certain rules will have legal effect from time of notification.

Potential Plan Change to Operative District Plan

The imminent adoption of the Kaipara District Spatial Plan¹ presents an opportunity to consider the merits of developing a ‘plan change’ to the Operative District Plan to give effect to some of the growth and development outcomes that are envisaged by communities within the spatial plan(s).

What would the plan change cover?

Staff do not have a view on this yet as a) we are awaiting the Kaipara District Spatial Plan to be adopted and b) we are wanting to see if there is appetite from Elected Members for staff to ‘scope’ out the content of a potential plan change. This said, we believe that the following factors need to be considered:

- The population of the Kaipara district has grown strongly over the past 15 years and growth has been particularly strong in the past five years. Our location on the northern border of Auckland means that we are likely to see sustained growth into the near future.
- As further improvements to State Highway One reduce travel times into Auckland, this will increase the attractiveness of Mangawhai, Kaiwaka and Maungaturoto for commuting workers (to live in our district and commute to Auckland).
- There is a current shortage of residential accommodation in Dargaville, Kaiwaka and Maungaturoto.
- Any plan change needs to be of a suitable size and scale (staff do not have capacity to undertake a large, comprehensive plan change and continue work on the district plan review). Staff therefore envisage that a plan change would likely apply to a small number of locations across the district (in order to promote economic growth).
- If a plan change was to identify land to be ‘re-zoned’ (such as from rural to urban), the potential to connect future dwellings into the reticulated network needs to be considered and the land would need to be free of obvious environmental ‘constraints’ (such as being subject to flooding).

Next steps/E whaiake nei

Staff will provide a further update to Elected Members in the new year (likely March) regarding the District Plan review programme and will also provide more context and options analysis around the potential ‘growth’ plan change to the Operative District Plan.

¹ This is a single document that will ‘pull together’ all spatial planning work that has occurred within the district during the past year, noting that the four key urban areas throughout the district (Dargaville, Maungaturoto, Kaiwaka and Mangawhai) will also have their own spatial plans.