

# Adoption of the Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations

Meeting: Kaipara District Council  
Date of meeting: 16 December 2020  
Reporting officer: Paul Waanders, District Planner

## Purpose/Ngā whāinga

To adopt the Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations.

## Executive summary/Whakarāpopototanga

Kaipara District Council has been developing a spatial planning framework for the district since June 2019. We now have finalised Spatial Plans for the key urban areas of Dargaville, Maungatūroto, Kaiwaka and Mangawhai (to be approved at this meeting) as well as for all the smaller settlements within the District.

Several other factors such as Kaipara Kickstart, regional transport corridors including cycle trails, the agricultural/horticultural potential and coastal attraction make it necessary to have a coordinated overview over the spatial connectivity between the elements in the District and in Northland. The 'Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations' provides this overview.

Council is now requested to adopt this plan, which will inform district planning, infrastructure, financial and economic strategies, with the aim of supporting and enabling sustainable growth and development within our district.

## Recommendation/Ngā tūtohunga

That Kaipara District Council

- a) Notes that the *Key Urban Areas Spatial Plan – Dargaville, Maungatūroto, and Kaiwaka* was adopted in May 2020 and that the *Mangawhai Spatial Plan* has been adopted at this 16 December 2020 Council meeting [Note: Assumes adoption occurred. Note to be deleted if adoption occurs. Recommendation to be amended if adoption does not occur].
- b) Adopts Parts A, B and C of the Kaipara District Spatial Plan (included at Attachments A and B to this report) as specified below:
  - i. Part A (Attachment A)
  - ii. Part B (Attachment B) relating to the sub-regions of:
    - North Kaipara;
    - Central Kaipara and West Coast;
    - Poutō Peninsula;
    - Kaipara Harbour and East Coast.
  - iii. Part C (Attachment B)
- c) Notes that the adoption decisions from recommendations a) and b) above creates the complete *Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations*
- d) Notes that the *Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations* remains a living document where justified amendments will be considered for Council approval.
- e) Delegates the Mayor and Chief Executive the authority to make minor editorial amendments to the Spatial Plan.

## Context/Horopaki

Spatial plans are currently non-statutory documents, which help to inform the strategic direction of District Plans as well as inform the Infrastructure Strategy of the requirement for services.

Proposed legislative amendments suggest 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

The Kaipara District has been experiencing significant growth during the past few years. However, not all growth has been occurring in a managed or strategic fashion. This is one of the key reasons why it is important to have an integrated spatial plan for our district.

Broadly speaking, one of the key benefits of this spatial planning process is that it will create a 30-year strategy that sets the strategic direction for aligning the co-ordination of decision making, infrastructure services and investment within our communities. It also provides a visual illustration of the intended future location, form and mix of residential, rural and business areas, along with the critical transport and infrastructure required to service our communities.

Spatial Planning for the Key Urban Areas (Dargaville, Maungatūroto, Kaiwaka and Mangawhai (subject to council decision at this meeting)) has now been concluded, and the smaller settlements have now also been finalised.

In order to co-ordinate the spatial planning framework in the Kaipara District, a District wide Spatial Plan for the whole of the district needed to be 'stitched' together, comparable with the Auckland Plan 2050 and the Whangarei Growth Strategy Sustainable Futures 30/50.

AR & Associates were contracted to undertake District wide spatial planning to understand connections between our urban centres, towns and villages and to ensure future needs of their resident communities are met. The attachments to this report provide all of the parts as identified below.

### Part A - Overview of the Kaipara District

This part links the Kaipara Kickstart project to the Spatial Plan and states the following objectives for the project:

- Understanding the dynamics, drivers and infrastructure needed to support connected development and coordinated functions between Kaipara's settlements, villages and towns.
- 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.
- Developing a sustainable approach to how all rural and coastal land will be managed for cultural, commercial, conservation and community-based activities.
- Work with Kaipara's Mana Whenua/tangata whenua and communities to ensure they are informed of the project, provide genuine input through the process and have buy-in and ownership of the outcomes.

The role of the Spatial plan will be to direct development towards particular areas and will guide the Infrastructure Strategy to provide services, including transport infrastructure in the right places at the agreed standard with the results financed through future long-term plans. It will also provide part of the evidence base for our District Plan review. It will remain a living document that reacts to changes that may happen and not be anticipated during the implementation of the District wide Spatial Plan. Design principles against which the proposals were tested are briefly discussed.

This Part also deals with relationships with organisations and institutions outside of the Council's direct responsibilities but have a spatial influence on development within the district. These relations refer to Mana Whenua, transport, economy, regional infrastructure as well as National Policy Statements and Standards, which all have a spatial influence in the district.

Four key infrastructure programmes are identified, namely:

1. Northland to Auckland Corridor (N2A)
2. North Kaipara Agricultural Delta (Kaipara Kai)
3. Ancient Kauri Coast (Potential of the West Coast –Twin Coast Discovery)
4. Building Resilience (Infrastructure provision)

## Part B - Kaipara District Communities

This part references the proposals for the Key Urban Areas of Mangawhai, Dargaville, Maungatūroto and Kaiwaka. It needs to be remembered that these four towns all have their 'own' detailed 30-year spatial plans, which have been adopted by Council (or in the case of Mangawhai will be at the 16 December council meeting).

A significant portion of the Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations is then devoted to the smaller communities in the rural and coastal areas according to the sub-regions of:

- North Kaipara;
- Central Kaipara and West Coast;
- Poutō Peninsula;
- Kaipara Harbour and East Coast.

Many of the proposals were derived from consultation or feedback received from Mana Whenua and/or the local communities, notwithstanding the issues experienced during Covid 19, which restricted the ability to have face to face consultation.

Some of the key constraints and opportunities are identified for each village/town. The plan also outlines the engagement findings and then spatially depicts a 30-year plan for each community.

## Part C - Overview of Engagement

This overview summarises the methodology of consultation and the outcomes developed through the consultation period.

### Options

**Option 1:** Adopt the Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations 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 provisions of Chapter 3 of the District Plan for the future direction of growth notwithstanding that this only refers to the key urban areas.

The advantages and disadvantages of each option are described below:

Option	Advantages	Disadvantages
Option 1 – adopt the Spatial Plan	<ul style="list-style-type: none"> <li>• Will assist with managing future growth and will help inform the strategic direction of the new District Plan.</li> <li>• The Spatial Plan was developed with the necessary background information and was informed via community consultation – there is a community expectation that it will be adopted.</li> <li>• The Spatial Plan will guide the Infrastructure Strategy towards the right services in the right places and at the right time.</li> </ul>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>

Option 2 – do not adopt the Spatial Plan	<ul style="list-style-type: none"> <li>• None identified.</li> </ul>	<ul style="list-style-type: none"> <li>• Future development may proceed in a fragmented and ad-hoc manner.</li> <li>• Adopted spatial plan would not be able to inform the District Plan review.</li> <li>• Council has invested in the work to prepare the Spatial Plan – not adopting it would be counter intuitive.</li> </ul>
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### 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 when required. The advantage of the Spatial Plan is the integrated view it gives over all the elements that determine growth potential in the District.

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

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.

### 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 in our district.

### 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.

Part C of Attachment B describes the consultation and engagement process with our communities, Mana Whenua and interested parties.

### Spatial Planning Methodology

The Mangawhai Spatial Plan was developed by Campbell Brown Planning Ltd and Urbanismplus Ltd 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.

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.

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

The Kaipara District Spatial Plan 2050 Ngā Wawata Our Aspirations was developed by incorporating the Urban Spatial Plans into a District wide Spatial Plan which also includes the smaller settlements and was developed through a “Continuous consultative process”.

### **Next steps/E whaiake nei**

After the Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations 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.

The Spatial Plan will inform the strategic direction of the District Plan Review as well as the Infrastructure Strategy.

Developers will be encouraged to undertake structure planning for their area of interest if they wish to bring forward their developments.

### **Attachments/Ngā tapiritanga**

	Title
A	Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations Part A
B	Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations Part B and C