

Adoption of the Spatial Plan for Mangawhai

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

Purpose/Ngā whāinga

To adopt the Mangawhai Spatial Plan.

Executive summary/Whakarāpopototanga

Kaipara District Council has been working with Campbell Brown Planning Ltd and Urbanismplus Ltd planning consultants to review existing Structure Plans and Community Development Plans for Mangawhai and to develop a Spatial Plan for Mangawhai to more efficiently manage the urban and rural growth in the Mangawhai area.

Council is now requested to adopt this plan as a document 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 this key urban area.

Recommendation/Ngā tūtohunga

That Kaipara District Council;

- a) Adopts the Spatial Plan for Mangawhai as a policy for the development of this area 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 Mangawhai.

Context/Horopaki

The previous National Policy Statement on Urban Development Capacity 2016, replaced with the National Policy Statement on Urban Development 2020 (NPS UD), 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 NPS UD requires the integration of planning proposals with infrastructure provision.

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 where justified, should be able to be amended to reflect improved knowledge, science and technical data and any relevant legislative changes.

Discussion/Ngā kōrerorero

Council engaged Campbell Brown Planning Ltd and Urbanismplus Ltd in July 2019 to review and develop a new Spatial Plan for Mangawhai with the aim to manage growth in this coastal settlement. The process used was an "Inquiry-by-Design" method whereby all available information was analysed by staff and consultants to prepare a document with alternative solutions. These were tested through two public surveys and public meetings discussing the alternatives. The final

document again was developed through the “Inquiry-by-Design” method and the final proposals were reported to Council at its briefing on 4 November 2020.

Options

Option 1: Agree to adopt the Spatial Plan for Mangawhai 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 and more specific 3A of the District Plan for the future development of Mangawhai.

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"> Will assist with managing future growth and will help inform the strategic direction of the new District Plan The Spatial Plan was developed with the necessary background information and was informed via community consultation Adopting this Spatial Plan will be consistent with the Council decision on 27 May 2020, when the Spatial Plans for Dargaville, Maungaturoto and Kaiwaka were adopted 	<ul style="list-style-type: none"> None identified
Option 2 – do not adopt the Spatial Plan	<ul style="list-style-type: none"> None identified however this option may be supported by those members of the Mangawhai community who wish to see no/low levels of future growth for Mangawhai. 	<ul style="list-style-type: none"> Future development may proceed in a fragmented and ad-hoc manner Adopted spatial plan would not be able inform the District Plan review Council has invested in the work to prepare the Spatial Plan – not adopting it would be counter intuitive.

Policy and planning implications

This Spatial Plan is based on realistic expectations and suitability to inform the District Plan Review through re-zoning 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.

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.

Next steps/E whaiake nei

After the Spatial Plan for Mangawhai 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 in its early stages, however, developers can apply for Private Plan Changes to bring forward development, provided they come to an agreement with Council on the provision of services. Developers can also undertake structure planning for their area of interest if they wish to bring forward their development.

The Spatial Plan will inform the District Plan Review as well as the Infrastructure Strategy. It will also assist the processing of resource consents by providing an additional matter to be taken into account when applications are being considered.

Attachments/Ngā tapiritanga

	Title
A	Mangawhai Spatial Plan