

Preferred Option for Spatial Plans for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka

Meeting: Council Briefing
Date of meeting: 4 March 2020
Reporting officer: Paul Waanders District Planner

Purpose/Ngā whāinga

To inform Council of the outcome of the survey on the Spatial Planning on Alternative Proposals which closed on 29 November 2019 and to review the Preferred Spatial Planning Option for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka.

Context/Horopaki

Kaipara District Council has coordinated Spatial Planning in the key urban areas and has engaged with the communities on the alternative options. This report deals with the key urban areas of Dargaville, Maungatūroto and Kaiwaka, with Mangawhai scheduled for April 2020

Discussion/Ngā kōrerorero

At the ordinary Council meeting on 26 September 2019 elected members were given a Draft Option Paper "Let's Talk Alternative" on the Dargaville, Maungatūroto and Kaiwaka Spatial Plans which described three alternative proposals for each urban area.

<https://www.kaipara.govt.nz/uploads/meetings/kdc/Item%205.8%20spatial%20planning%20presentation.pdf>

Results of Pubic Consultation

These were discussed with the public in Dargaville on 18 November 2019, Maungatūroto on 19 November 2019 and in Kaiwaka on 20 November 2019. The proposals were also posted on the website together with a survey with the closing date of 29 November 2019.

178 respondents completed the survey and added several remarks and comments. Staff also received individual comments outside of the survey and these were analysed with the results of the survey.

The results are depicted in the Draft report attached as **Attachment A**.

For Dargaville it was clear that the participants want 'The Focus on the River' with residential development towards the north and a new Industrial area to the north-east. Intensification where possible was also supported. Smaller lots down to 350m² from the present 600m² will only be viable depending on where the present house is situated and the present lot size. Services capacity will now be assessed.

For Maungatūroto the potential of the railway is an important factor with a new industrial area being proposed. Redevelopment of the business centre and residential development mainly south of the State Highway and rounding off of existing residential areas were supported. Gross densities between 300m², 350m² and 750m² for residential zoning will be a change for the community. Services capacity will now be assessed.

Kaiwaka residents indicate that development should be extended towards the west and the south but in the proposal residential development has been shown where practical. Due to the high class soils along the railway line and the prominence of State Highway 1 the industrial area was not located at the railway line but rather to the north of Kaiwaka.

In terms of the National Planning Standards Council should propose various densities of residential development. The theme of these Spatial Plans is to provide for intensification of existing

residential areas, identifying medium density residential and also allow for higher density development through multiple housing units. A matrix of various uses and densities has been developed to assess infrastructure requirements. **(Attachment B)**

Although these Spatial Plans do not make proposals for low density residential development i.e. Countryside living or Large lot and low density residential (present density) areas these will be dictated by the availability or non-availability of services.

The study on the Rural Production, Horticultural area and Countryside living will describe these aspects.

Finalising the Spatial Plans

The elected members will note the results of the public comments and how the Spatial Plans have been developed in accordance with public opinion.

Final input from Council will be incorporated and the Spatial Plans will be submitted to Council for adoption.

The Mangawhai proposed spatial plan will be submitted next month and will then be made available to the public for their final input before it is submitted to Council for adoption.

All the Urban Spatial Plans together with the Kaipara Kick-start will become inputs to the Sub-Regional Spatial Plan which is introduced to Council in a separate report.

The Spatial Plans will be referenced in the District Plan under Spatial Direction or the chapter on Growth and Development

Next steps/E whaiake nei

The elected members' views on the Proposed Spatial Plans for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka will be considered and the Spatial Plans will be finalised for Council's adoption at a next Council meeting.

Attachments/Ngā tapiritanga

	Title
A	The preferred Option for the Dargaville, Maungatūroto and Kaiwaka Spatial Plan
B	Proposed Zones matrix