

Development under the Kaipara Spatial Plan 2020 FAQs

Purpose: This guidance note provides answers to frequently asked questions about development under the Kaipara Spatial Plan – Ngā Wawata 2050. This guidance is focused on how the Kaipara Spatial Plan 2020 affects the opportunity for urban development within the Rural Zone.

What is the Kaipara District Spatial Plan – Ngā Wawata 2050?

The Kaipara District Spatial Plan – Ngā Wawata 2050 was adopted in December 2020 and provides direction for growth across the Kaipara District over a 30-year planning horizon. The Spatial Plan identifies a strategy for longer term growth in the district, including identifying new areas of development and opportunities for greater density.

The Spatial Plan is a ‘non-statutory document’ having been prepared outside of any particular statute (i.e. Resource Management Act 1991 or Local Government Act 2002). While this allows it to be forward thinking and adaptive, it also means that it is largely reliant on statutory processes, including Plan Changes, District Plan reviews and the Long Term Plan, to implement change.

Does the Spatial Plan allow development?

The Spatial Plan may be considered in the assessment of a resource consent applications (under Section 104(1)(c) of the Resource Management Act 1991). However, the broad and long-term nature of the Spatial Plan means that it does not contain the detail needed to support localised development. Accordingly, it is afforded only limited consideration, with the objectives, policies and rules of the Operative District Plan taking precedence. The Spatial Plan is not considered as part of the notification assessment.

Accordingly, until the District Plan is updated to reflect the Spatial Plan, the policy environment remains relatively unchanged, and the Spatial Plan is unlikely to directly enable new growth on its own. However, in circumstances where a proposal can demonstrate acceptable environmental outcomes and appropriate consideration to the current District Plan, the Spatial Plan may be a useful to further support the benefits of development.

Timing and process of the District Plan Review

The Kaipara District Plan (KDP) is currently under review. The current indicative timeframes assume release of a Draft Plan for consultation in May 2022 with a Notified Plan in the latter half of 2022 or early 2023.

The KDP review is expected to begin to implement the planning direction provided in the Kaipara Spatial Plan. This may include rezoning of the site and surrounding area to residential zoning which would substantially change the policy environment for assessing the proposal.

The conceptual work for this proposal provides an opportunity to help to inform the KDP review process. However, a key consideration would be how this proposal integrates with potential development of neighbouring land and the wider area.

To facilitate input into the KDP review process it is recommended that the applicant seeks to engage with neighbouring landowners to development a wider plan for the area which applies structure planning principles.

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