

## **Schedule of Attachments**

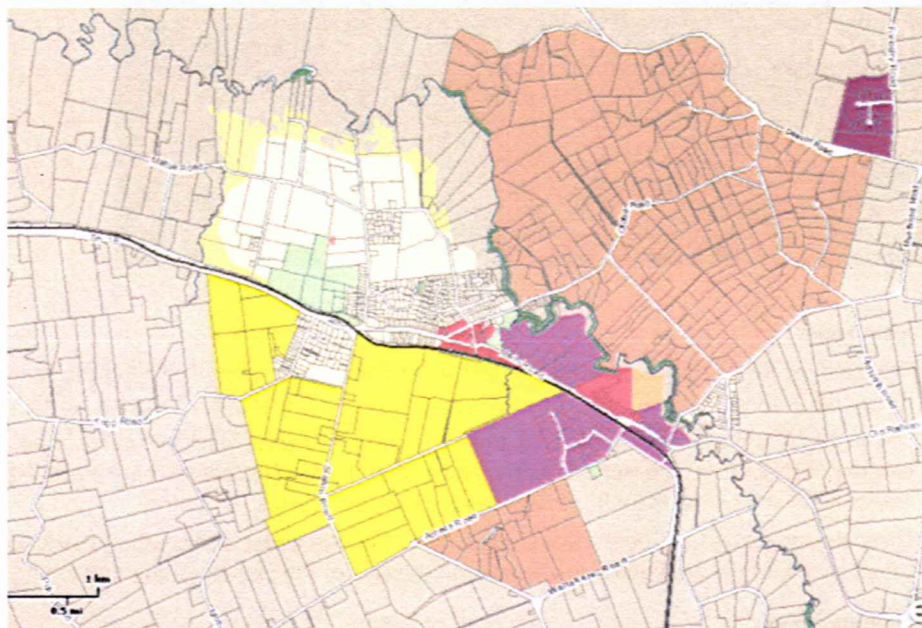
### **016 RUB North West – Peter Alexander Sinton**

- 1.** Plate 1                - Auckland Unitary Plan Draft – May 2013
- 2.** Plate 2                - Auckland Council Unitary Plan as Notified
- 3.** Plan Variety 5 - Huapai triangle approval
- 4.** SHA                    - Huapai Triangle
- 5.** Plate 3                - Auckland Development Committee 'Future Urban'  
sequencing
- 6.** Plate 4                - Cost & Scale infrastructure – Auckland Development  
Committee July 2015
- 7.** Oraha Road SHA – 3 Plans November 2015

## March 2013 draft of the Auckland Unitary Plan

Put forward for informal engagement, March – May 2013.

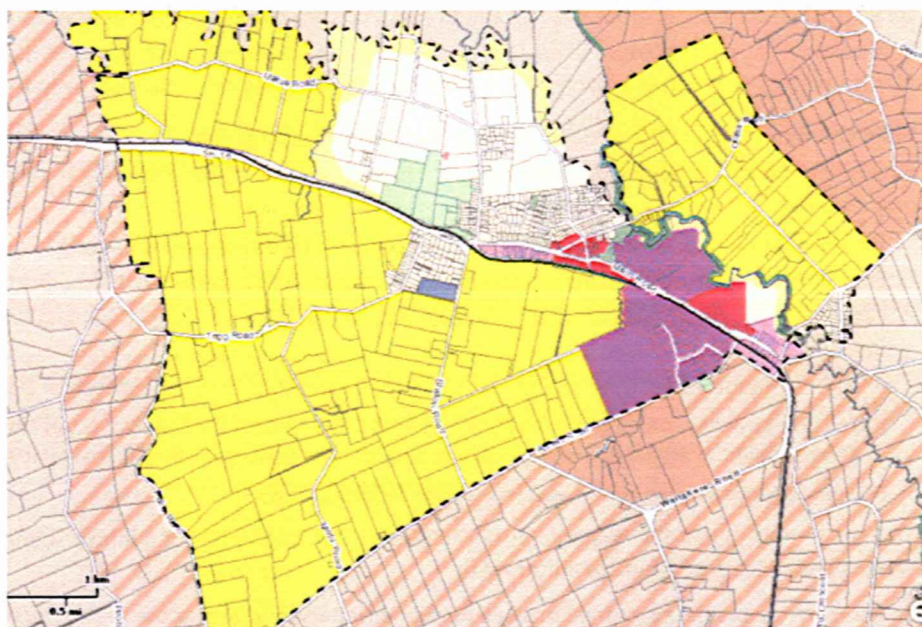
Page 1



## Proposed Auckland Unitary Plan

Proposed plans for formal submission phase.

Page 2



## Legend

Single Housing	Mixed Use	Public Open Space - Civic Spaces	Minor Port
Mixed Housing Urban	General Business	Rural Production	Mooring
Mixed Housing Suburban	Business Park	Rural Coastal	Future Urban
Terrace Housing and Apartment Buildings	Light Industry	Rural Conservation	Green Infrastructure Corridor
Large Lot	Heavy Industry	Mixed Rural	Special Purpose
Rural And Coastal Settlement	Public Open Space - Conservation	Countryside Living	Strategic Transport Corridor
Neighbourhood Centre	Public Open Space - Informal Recreation	Coastal Transistion	Water
Local Centre	Public Open Space - Sport and Active Recreation	Defence	Indicative Coastline
Town Centre	Public Open Space - Community	General Coastal Marine	Rural Urban Boundary
Metropolitan Centre		Ferry Terminal	
City Centre		Marina	

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13 November 2015

Cabra Developments Limited  
PO Box 197  
Orewa  
Auckland 0946

Attn: Duncan Unsworth

Dear Sir/Madam,

**Plan Variation 5 – Huapai 1 Precinct and Concurrent Qualifying Development – ADVICE OF DECISION**

Application Number:	PV5 – Huapai 1; SLC-63594 and REG-63595
Applicant:	Huapai Triangle Landowners' Group and Cabra Developments Limited
Site Address:	25 Station Road, 45 Station Road, 53 Station Road, 65 Station Road, 71 Station Road, 79 Station Road, 81 Station Road, 95 Station Road, 115 Station Road (also known as 1 Nobilo Road), Lot 4 DP 435299 Station Road, 57 Nobilo Road, 69 Nobilo Road, 73 Nobilo Road, 77 Nobilo Road, 81 Nobilo Road and Lot 2 DP 318693 Nobilo Road

The above application was heard by Auckland Territorial Authority Hearings Panel on the 24 and 25 June 2015. After consideration of the processing officers' report and the evidence of the applicant and submitters, the Hearings Commissioners have resolved that this application be as follows:

Plan variation

The application to vary the Proposed Auckland Unitary Plan by Huapai Triangle Landowners' Group within the Huapai Triangle SHA made under section 61 of the Housing Accords and Special Housing Areas Act 2013 is **APPROVED WITH MODIFICATIONS** pursuant to section 71.

Qualifying developments

Pursuant to sections 34 to 38 of the Housing Accords and Special Housing Areas Act 2013 and, as referenced by those sections, sections 104, 104B, 105, 106, 107, 108 and 220 of the Resource Management Act 1991, consent is **GRANTED** to the discretionary activity application by Cabra Developments Limited.

For your reference a copy of the decision of the Hearing Commissioners is attached, and will be forwarded to every person who made a submission. It outlines the basis for the decision and any associated conditions.

If you have any queries, please contact Alina Wimmer on 09 890 8055 or Evita Key on 09 890 8068

Yours sincerely



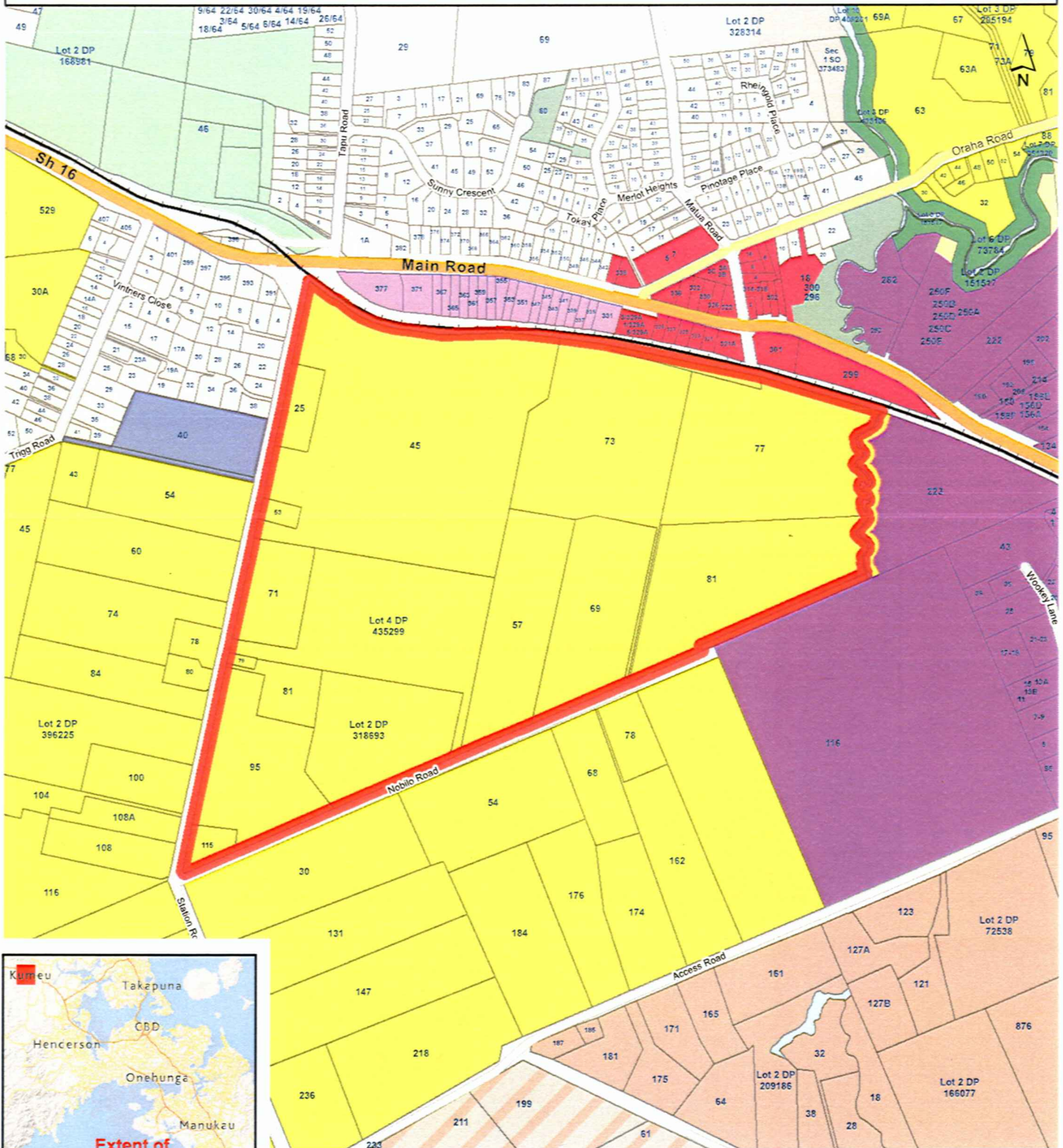
Neil Birrell  
Resource Consents Administrator  
Housing Project Office



# Special Housing Area - Huapai Triangle

## Unitary Plan Zoning:

Rural Production	Mixed Housing Suburban	General Business	Road
Rural Conservation	Terrace Housing & Apartments	Business Park	Defence
Rural Coastal	Large Lot	Light Industry	Ferry Terminal
Countryside Living	Future Urban	Heavy Industry	Minor Port
Mixed Rural	Neighbourhood Centre	Public Open Space - Conservation	Marina
Special Purpose	Local Centre	Public Open Space - Informal Rec	Mooring
Rural and Coastal Settlement	Town Centre	Public Open Space - Sport and Active Rec	General Coastal Marine
Green Infrastructure Corridor	Metropolitan Centre	Public Open Space - Community	Water
Mixed Housing Urban	City Centre	Public Open Space - Civic Spaces	Coastal Transition
Single House	Mixed Use	Strategic Transport Corridor	



0 135 270 m

Date: 10/8/2013  
Scale @ A4 = 1:9,300

 Special Housing Area (SHA)

 Parcel Boundaries

123 Address label





## 2. The Programme - Sequencing of the Future Urban Areas

The programme of sequencing the future urban areas spans over 30 years from 2012 – 2041. The timeframe is split into three decades and each decade into five year intervals. Distributing the greenfield areas over this timeframe enables them to be proactively planned in an orderly and cost efficient way, ensuring the areas are 'ready to go' with the required bulk infrastructure and able to deliver the quality urban outcomes anticipated in the Auckland Plan. The sequencing also accounts for the development capacity needed to accommodate greenfield growth. A suite of principles (Appendix 2) underpins the sequencing rationale.

The following table identifies the sequencing of the future urban areas:

Proposed timing – Development Ready	Area
Decade One 1st half 2012-2016	SHAs - NorthWest
	SHAs - South
Decade One 2nd half 2017 - 2021	Paerata
	Whenuapai*
Decade Two 1st half 2022 - 2026	Pukekohe
	Kumeu-Huapai
	Riverhead
	Redhills
Decade Two 2nd half 2027 - 2031	Warkworth North
	Opaheke - Drury
	Takanini
Decade Three 1st half 2032 - 2036	Warkworth South
	Karaka
	Silverdale-Dairy Flat
Decade Three 2nd half 2036-2041	Wainui
	Yet to be determined - new growth areas

\*Limited supply during this period

### Decade One – 31,000 to 36,100 dwelling capacity anticipated

Special Housing Areas (SHAs) feature strongly in the first decade as the short term response to the immediate housing demand and supply challenge. Investment in these areas is currently planned or underway. These areas are within the Future Urban Areas in the north-west and the south. Some in the south are also outside the Future Urban Areas (e.g., Kingseat, Flat Bush and Hingaia). An anticipated range of 20,000 to 23,000 houses could be delivered in these areas. Later on in the decade, Paerata and Whenuapai will come on stream. Significant planning has already been advanced for these areas largely due to planning work undertaken by the former Councils and recent approval of SHAs. Whenuapai and Paerata have water and wastewater provision and fewer physical constraints than some of the other Future Urban Areas. These two areas could provide a dwelling capacity of between 11,000 and 13,100.

### Decade Two – 30,000 to 39,700 dwelling capacity anticipated

The second decade transitions into a proactive approach, aligning structure planning with infrastructure planning and delivery. In the first half of the decade Pukekohe, Kumeu-Huapai, Riverhead, Redhills, and Warkworth North will come on stream. Pukekohe has recently undergone planning, is relatively free of constraints and apart from wastewater upgrades, the water and wastewater infrastructure is able to support the anticipated level of growth. Investment will be required to improve transport in the area. The remaining areas in the first half of the decade will require further investment in water, wastewater and transport infrastructure – which will need time to be planned and constructed. In the north-west, SH16 is constrained and will require upgrading in the future to service the planned growth. Warkworth's growth is constrained by water and wastewater. However, some growth could occur in the north of Warkworth in the shorter term. The extension of the Ara Tuhono – Puhoro to Wellsford Road of National Significance will be completed to Warkworth by 2022 making this area attractive for development. The second half of the decade will see Opaheke-Drury, Takanini and Warkworth South come on stream. These areas require longer lead in times to plan and construct significant new water, wastewater and transport infrastructure. Takanini requires significant investment in an appropriate stormwater solution prior to any development. The area is also heavily constrained by geotech issues which will require appropriate engineering solutions.

### Decade Three – 31,600 to 40,800 dwelling capacity anticipated

By the third decade, the areas identified in decades one and two will be significantly urbanised (or will be development ready depending on the rate of uptake). The remaining areas of Karaka, Silverdale-Dairy Flat and Wainui will come on stream in the early part of the third decade. These are large rural areas with no urban infrastructure in place. They however they have significant potential to deliver quality urban outcomes but all require long lead in times to build water, wastewater and transport infrastructure.

### 3. Cost and scale of the infrastructure network for the Future Urban Zone land

The sequencing outlined above will require significant investment in infrastructure. In some cases, this investment will be required well before development of an area begins (to ensure the area is development ready as sequenced). In addition to these bulk infrastructure costs, there will be costs to provide local networks into these areas – i.e. local network costs are not included in costs shown. The table below provides indicative estimates for the bulk infrastructure costs. These are preliminary, estimated figures and must be read as such.

Proposed timing – development ready	Area	Proposed dwelling capacity for each area (approx.)	Dwelling capacity subtotals (approx.)	Bulk infrastructure costs <i>Indicative costs (uninflated prior to any detailed design). Costs will be in the order of:</i>
Decade One 1st half 2012-2016	SHAs - NorthWest	5,200 - 7,000	9,000 - 12,000	<b>\$2.8 Billion</b> Transport - \$1,400m Wastewater - \$450m Water - \$500m Other - \$400m
	SHAs - South	3,800 - 5,000		
Decade One 2nd half 2017 - 2021	Paerata	3,000 - 3,500	11,100 - 13,100	
	Whenuapai	8,100 - 9,600		
Decade Two 1st half 2022 - 2026	Pukekohe	5,600 - 7,600	17,500 - 21,400	<b>\$7.1 Billion</b> Transport - \$3,800m Wastewater - \$1,350m Water - \$1,350m Other - \$600m
	Kumeu-Huapai	6,900 - 8,000		
	Riverhead	3,000 - 3,600		
	Warkworth North	1,900 - 2,200		
Decade Two 2nd half 2027 - 2031	Opaheke - Drury	8,000 - 9,500	12,800 - 18,300	
	Takanini	1,100 - 4,500		
	Warkworth South	3,700 - 4,300		
Decade Three 1st half 2032 - 2036	Karaka	6,100 - 10,800	31,600 - 40,800	<b>\$3.8 Billion</b> Transport - \$1,500m Wastewater \$400m Water - \$400m Other - \$1,500m
	Silverdale-Dairy Flat	19,000 - 22,700		
	Wainui	6,500 - 7,300		
Decade Three 2nd half 2036-2041	Yet to be determined – new growth areas	0	0	

Notes

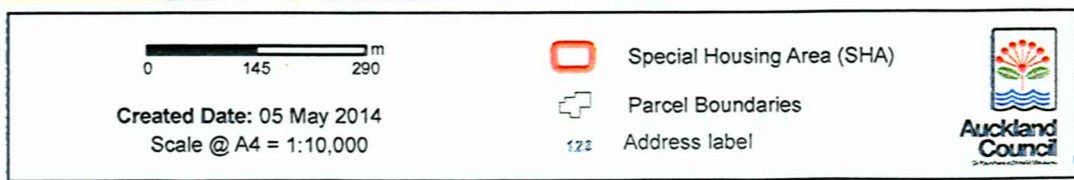
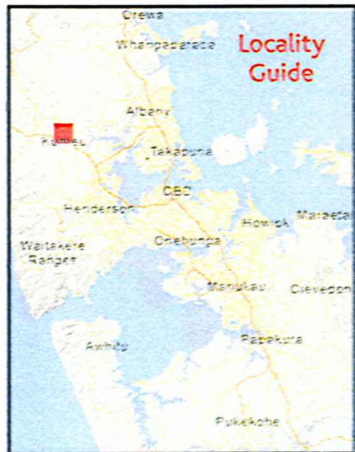
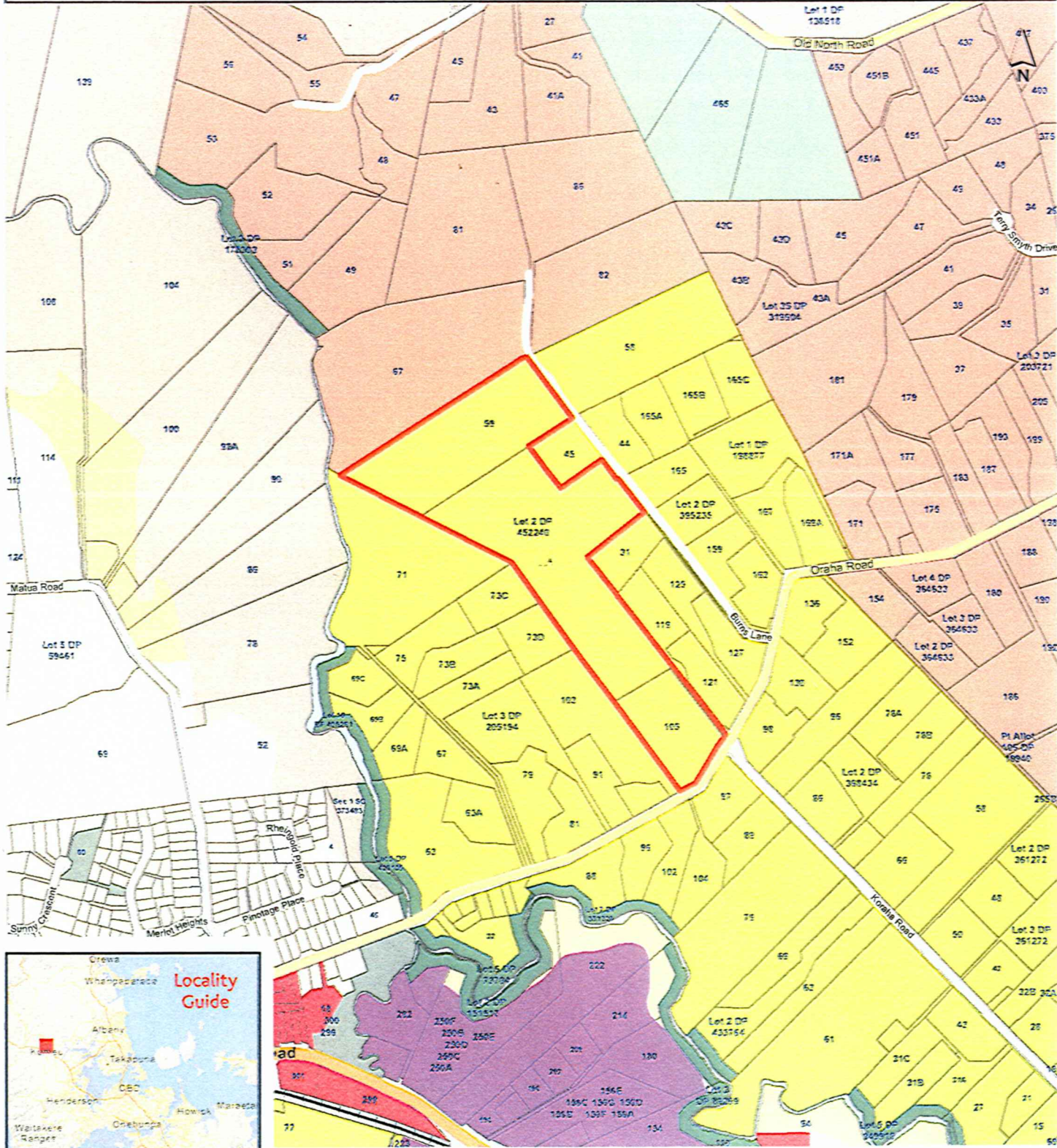
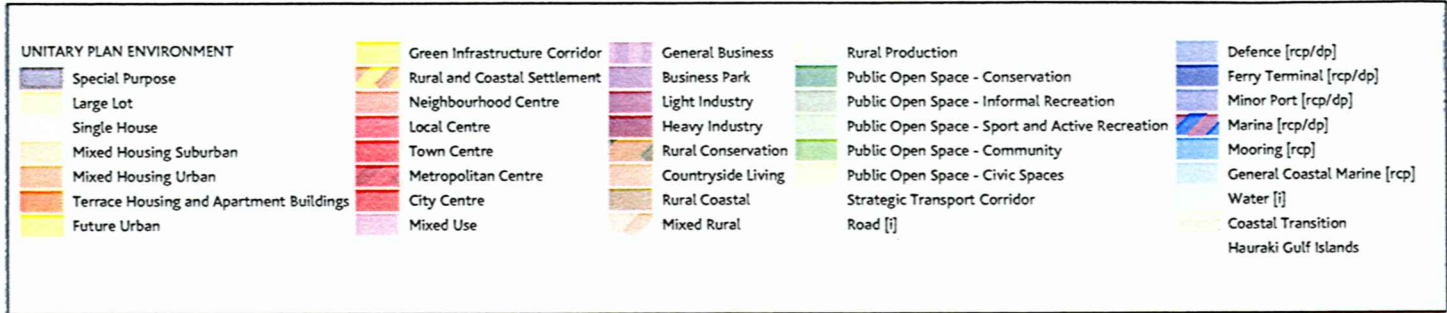
- During Decade One, SHAs outside the Future Urban land will provide capacity for 11,000 new dwellings.
- Rural and coastal towns Special Housing Areas are not considered part of the Future Urban Land Supply Strategy areas.
- Provides indicative costs and high level associated costs and does not represent a comprehensive programme of activities.
- Includes capital costs only and excludes the cost of developing or servicing local networks.
- Other major infrastructure costs include storm water, open space, social and community facilities.







# Special Housing Area - Oraha Road, Kumeu





## NOTES:

1) The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991, to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.

2) Areas and measurements are SUBJECT TO SURVEY.

3) Net areas shown are Lot areas less covenant area.

DI/Lot 1 and amended August 2015

PREPARED FOR

Cappella

# PROPOSED SUBDIVISION

(STAGE 1)

105 ORAHA ROAD

KUMEU

Being: Lot 1 DP 311880  
& Lot 2 DP 452240

Comprised in CFR: 46818 & 577809

Total Areas (by Title) = 10.8234ha

SCALE 1:1000 (A3) DATE July 2015 update

SURVEYED DRAWN CM



Yeomans Survey Solutions Limited  
Unit 10 Level 1 29 Kumeu St Newlyn  
PO Box 7104 Auckland  
p: (09) 309 0580 f: (09) 309 9210  
e: info@yeomanssurvey.co.nz

FILE

7506/Stg1

Drawing

2

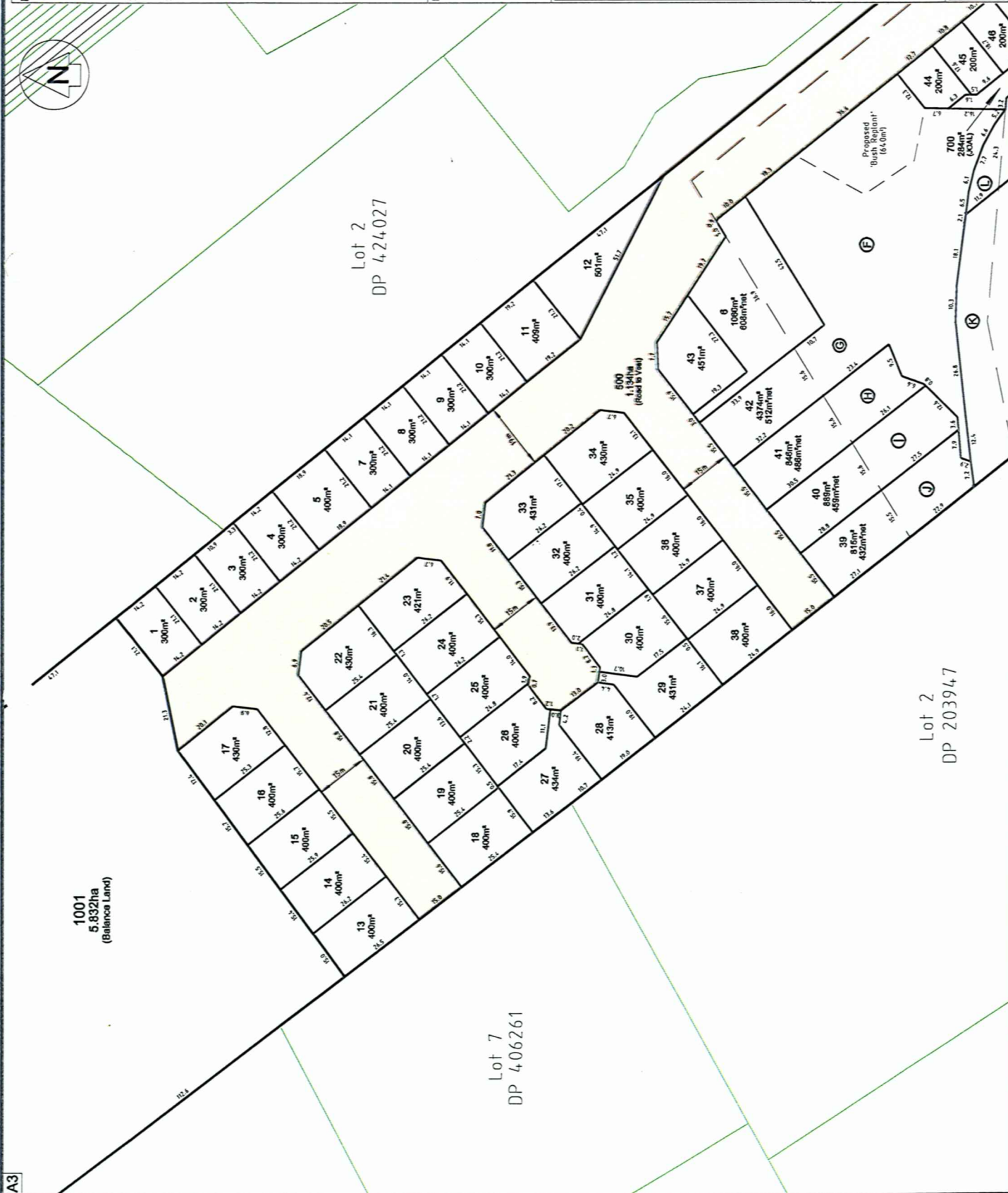
of 3 Drawings

1001  
5.832ha  
(Balance Land)

Lot 2  
DP 424027

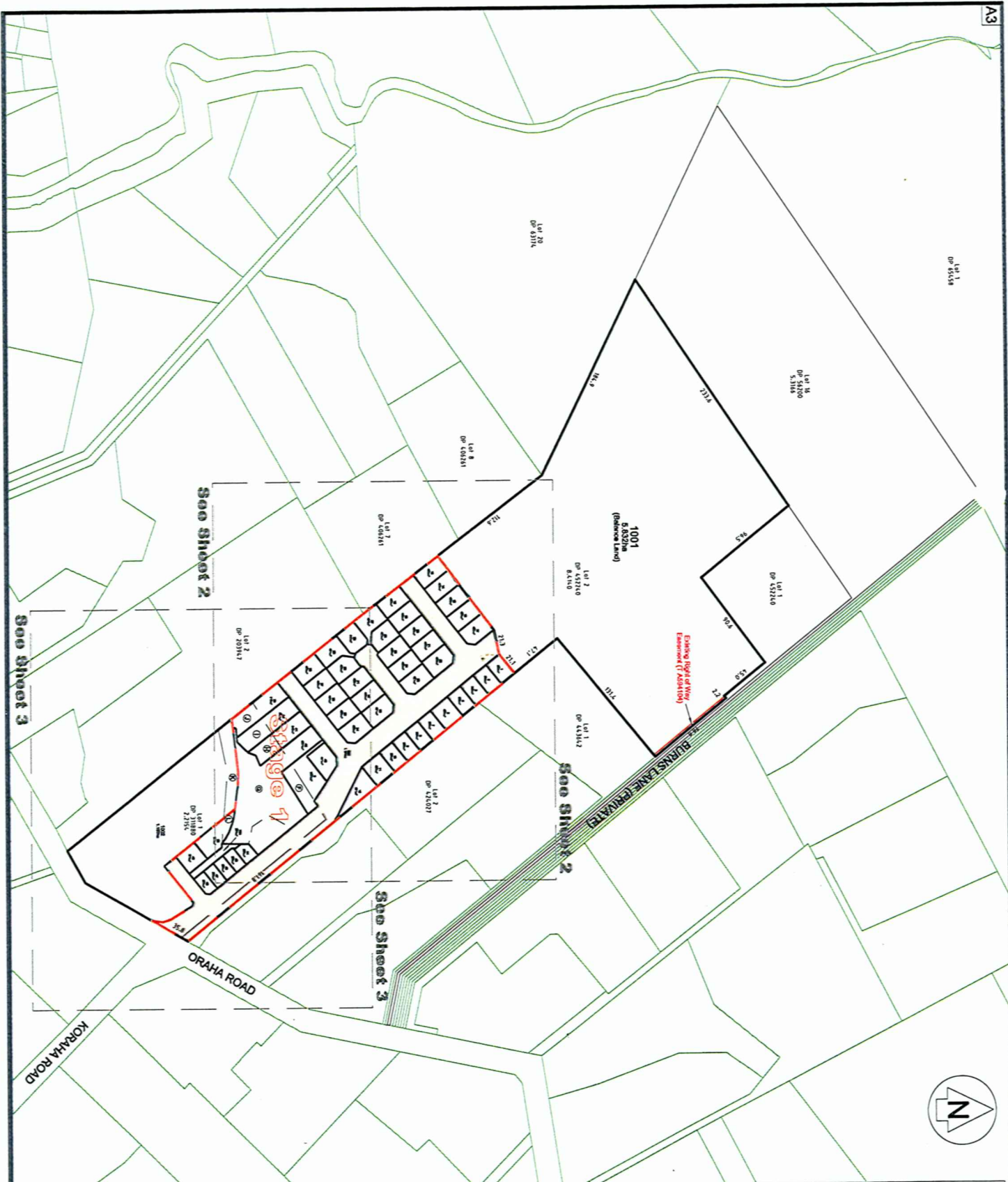
Lot 7  
DP 406261

Lot 2  
DP 203947





A3



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- 2) Areas and measurements are SUBJECT TO SURVEY.
- 3) Not areas shown are Lot areas less covenant area.

Discs and amended August 2015  
PREPARED FOR

Cappella

**PROPOSED SUBDIVISION  
(STAGE 1)**  
**105 ORAHA ROAD**  
**KUMEU**

Being: Lot 1 DP 311880  
& Lot 2 DP 452240

Comprised in CFR: 46818 & 577809

Total Areas (by Title) = 10.6294ha  
SCALE 1:3000 (A3)  
DATE July 2015 update  
SURVEYED DRAWN CM



Yeomans Survey Solutions Limited  
201 Te Aroha Drive, Te Aroha  
PO Box 114, Te Aroha  
Ph (09) 300 0800 (toll) 300 8210  
e: info@yeomanssurvey.co.nz

FILE 7506/Stg1 Drawing 1 of 3 Drawings