



# Statement of Proposal

  

## Future Urban Land Supply Strategy

**This Statement of Proposal includes:**

Introduction  
Statutory powers  
Reasons for the proposal  
Consultation  
Decision-making process  
Appendix 1: Draft Future Urban Land Supply Strategy

## Introduction

The Proposed Auckland Unitary Plan provides for approximately 11,000 hectares of Future Urban zone land. This land is located within the Rural Urban Boundary (RUB), but outside the 2010 Metropolitan Urban Limit (MUL).

The Future Urban Land Supply Strategy provides direction on the next stage in planning for Future Urban zone areas as follows:

- North: Warkworth, Wainui and Silverdale-Dairy Flat;
- North-west: Whenuapai, Redhills, Kumeu-Huapai and Riverhead;
- South: Takanini, Opaheke-Drury, Karaka, Paerata and Pukekohe.

This Strategy sets out Auckland Council's intention for when the above Future Urban areas are proposed to be development ready.

Auckland Council is now seeking feedback on the draft strategy.

### 1. Statutory powers

Auckland Council is undertaking community consultation on the draft Future Urban Land Supply Strategy ("the Strategy") under the Special Consultative Procedure (Local Government Act 2002, s83). While consultation through a Special Consultative Procedure is not required, there has been an undertaking to the Proposed Auckland Unitary Plan Independent Hearings Panel that consultation will follow this process.

### 2. Reasons for the proposal

Auckland is projected to grow by one million people over the next 30 years. This will mean around 400,000 new dwellings and 277,000 additional jobs will be needed. The Proposed Auckland Unitary Plan identifies approximately 11,000 hectares of Future Urban zone land, located outside the 2010 MUL, but within the RUB for urbanisation. This land, the focus of the Strategy, has potential to accommodate approximately 25 per cent of this growth and is therefore an important part of future planning.

The Strategy provides a robust and logical sequence for when the Future Urban areas are proposed to be 'development ready' across the three decades. This will enable coordination of timely structure planning and bulk infrastructure provision to these areas and provide clarity and certainty to all key stakeholders, including infrastructure providers. Accommodating this growth will come at a significant cost. The significant costs are primarily driven by the size of the Future Urban areas; the scale of the bulk infrastructure that will be required; and the current lack of such infrastructure in these areas. For this reason, it would be prohibitively expensive for Council, CCOs and, more broadly, for central government (e.g. the New Zealand Transport Agency and Ministry of Education) to invest in all Future Urban areas at the same time.

The Strategy also provides an understanding of how Council will manage the planning and development of Future Urban land. The Strategy forms part of the overall integrated planning approach which also includes the use of the RUB and the Future Urban zone.

The Strategy will provide greater guidance and clarity about the future supply of land for

urban development to the Proposed Auckland Unitary Plan Independent Hearings Panel, mana whenua, infrastructure providers and key stakeholders, such as land owners, local communities and the development sector.

Maintaining the status quo is the alternative approach to adopting the strategy. However, this approach would not provide the guidance to council and stakeholders on sequencing of the areas. It would risk the continuation of a lack of coordination of infrastructure delivery with planning. It would also present challenges for future financial planning as the infrastructure projects needed to enable growth in the future urban areas are costly and need significant lead in times to design, consent and build.

### **3. Consultation**

The Draft Strategy is available for public feedback from **17 July-17 August 2015**. During this period the Strategy and supporting information will be on the Auckland Council Shape Auckland webpage. The information will also be available at Council libraries and service centres.

There will be a number of “Have Your Say” events in the north, north-west and south of Auckland during the consultation phase. More information about these events can be found on <http://www.shapeauckland.co.nz/>

### **4. Decision-making process**

A delegated hearing panel, made up of three members of the Auckland Development Committee, will attend consultation events. At the end of the consultation period, a report from the hearing panel will be prepared, summarising the feedback received and, based on the feedback, making recommendations on amendments to the strategy as required. The Strategy will be reported to the Auckland Development Committee, for adoption, in October 2015.

**Appendix 1: Draft Future Urban Land Supply Strategy**

To be attached