

# Planning for Growth in Auckland

How will it affect the Hauraki Gulf?

Sea Change SWG, Rotorua Island, 25 November 2014



### Auckland Plan approach to future growth

#### Development Strategy

- Quality, compact city
- 70:40 intensification:greenfields
- Focus growth in centres, around public transport
- Map shows varying degrees of change
- Planned over 30 years, decade by decade
- Integration of land uses with infrastructure provision



Auckland Plan Transformational Shift:  
Strongly commit to environmental action and green growth



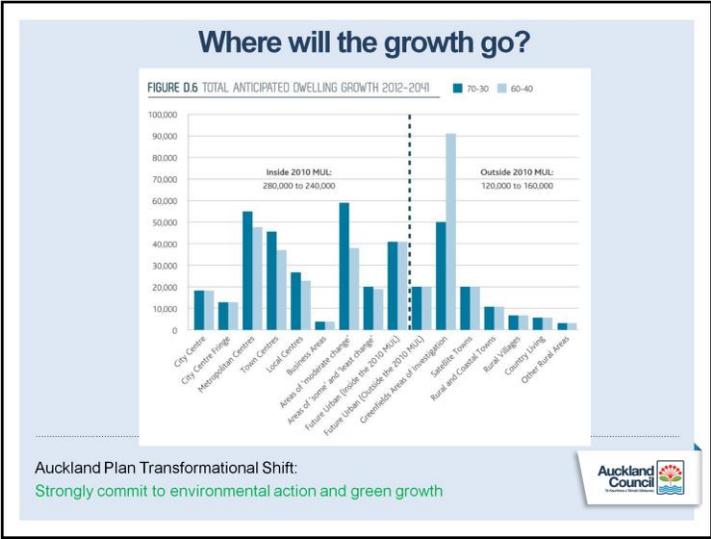
The Auckland Plan is Auckland’s high-level vision and strategy for the next 30 years. You’ve already heard about how much Auckland is expected to grow.

The Auckland Plan’s 30 Year Development Strategy sets out some of the goals and objectives as to **how and where** Auckland should grow.

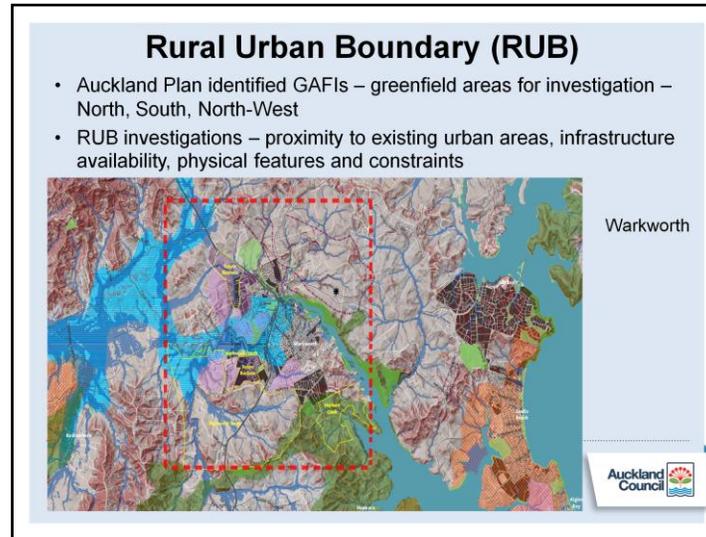
Centres.

Orange shading – the darker the shading the greater the change expected

Auckland Plan talks about change over 10, 20, 30 years, with the need to align the changing land uses with infrastructure upgrades and the implementation of new infrastructure.



Over 30 years, the growing population should ideally be accommodated in metropolitan, town and local centres with some infill of existing suburbs. Up to 40% will go into identified rural areas (known as Greenfield Areas for Investigation – GAFIs).



GAFIs were identified in areas close to the current metropolitan area but to the North , North-west and South of Auckland.

The box with the red dashed line is the Warkworth GAFI.

Further analysis has led to the location of the Rural Urban Boundary which defines more precisely where growth will take place beyond the current metropolitan urban limit (MUL) over the next 30 years .

Any new growth areas needed to be near existing urban settlements with the ability to connect into existing or planned infrastructure networks.

Physical features and constraints were also considered - topography, land stability, versatility of soils, landscape (features, ONLs), streams, floodplains, coastline, ecology (SEAs, NW Wildlink etc).

For example, with Warkworth, the blue areas indicate low-lying areas susceptible to flooding, with light blue hatching where liquefaction could occur. The green areas are landscape features or Outstanding Natural Landscapes and the brown hatched areas indicate high slope instability.

## How will the growth be managed?

- Proposed Auckland Unitary Plan
- Land release programme (staging of greenfields)
- Structure Planning = more area specific planning
- 30 Year Infrastructure Strategy\*
- Detailed planning for metro & town centres & other spatial priorities set out by the Auckland Development Committee\*



Auckland Plan Transformational Shift:  
Strongly commit to environmental action and green growth



There are various plans and programmes which will be used to manage the growth:

- The Proposed Unitary Plan which is going through hearings at the moment
- Council is also developing a programme for releasing rural land for rezoning for urban development
- There is on-going structure planning or more detailed planning for specific areas – this is where waterways, sensitive areas and no-go areas are identified and excluded from future development.
- Council is currently developing a 30 Year Infrastructure Strategy which is now required by the Local Government Act and will undergo consultation early next year.
- The Auckland Development Committee is responsible for guiding the physical growth and development of Auckland, and deals with urban design, planning and infrastructure matters.

### \*Spatial priorities aligning with infrastructure

- Recent Council work will align planning priorities for places, based on infrastructure programmes
- Each informs the other
- Leads to Long Term Plan (10 year budget) - public consultation (including hearings) in early 2015, confirmed in June 2015.



The Council wants to ensure places are infrastructure-ready before intensification is encouraged. This means ensuring that there is infrastructure capacity available, or planned upgrades or new projects are completed to minimise adverse effects on the community and the environment. For example, parts of central Auckland, such as New Lynn and Avondale which are earmarked for intensification, cannot be redeveloped until new networks and the Central Interceptor plant, which will deal with increasing stormwater and wastewater flows, are completed in 2021.

Council's planning priorities, together with the 30 Infrastructure Strategy are informing the development of the Long Term Plan (10 year budget). This will be available for public input in January/February next year. Budgets need to be finalised by end of June 2015.

## Recap/Questions

Auckland's population is expected to keep increasing.

This can provide opportunities – how can we manage the environment better?

Are we planning for the growth appropriately? What are the no-go areas?

What are the issues or pressure points that will impact on the Hauraki Gulf?

How can Auckland be more resilient to climate change and other environmental dynamics?

*Any questions?*

Auckland Plan Transformational Shift:  
Strongly commit to environmental action and green growth



What is Auckland's physical carrying capacity?

What are your questions?