

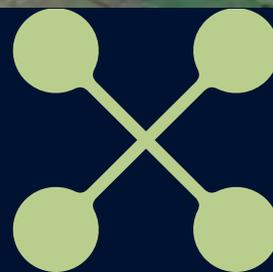
Te Aroturukitanga o te
Mahere ā-Wae ki Tāmaki Makaurau

Auckland Unitary Plan Section 35 Monitoring

B2.2 Urban growth and form



Summary Report
December 2022



Overview

Auckland's growing population increases demand for housing, employment, business, infrastructure, social facilities and services.

Growth can have significant effects on the natural environment, people and communities and requires the timely provision of infrastructure and community and social facilities. If growth is not carefully planned and managed these needs can be difficult to achieve resulting in poor quality and disconnected communities and adverse effects on the environment.

Growth needs to be provided for in a way that at a strategic level:

- enhances the quality of life for individuals and communities
- supports integrated planning of land use, infrastructure and development
- optimises the efficient use of the existing urban area
- maintains and enhances the quality of the environment, both natural and built
- maintains opportunities for rural production.

These areas are the focus of this monitoring report.



A broad strategy is needed to address the issues that arise from the scale of urban growth in Auckland. Chapter B2.2 Urban Growth and Form of the Regional Policy Statement (RPS) in the Auckland Unitary Plan (AUP) provides a framework for managing growth.

A key component of the RPS Chapter is to create a quality compact urban form which means focusing growth within the existing urban area through more intensive development. Growth outside of this is managed by identifying a Rural Urban Boundary (the RUB). The land within the RUB is zoned for future urban development. Once structure plans are prepared to determine how areas can be developed and what infrastructure, such as transport,

water, wastewater and parks, is required, they may be rezoned for urban use. Beyond the RUB, in rural areas, urban development is generally not contemplated. Urban growth in rural and coastal towns and villages is also provided for, but at a much lesser scale than in the main urban areas.

This monitoring report is the overarching report related to urban growth for the period 2016 to 2022 and includes residential, business, and urban form elements. These matters are also dealt with in detail in other monitoring reports.

The analysis has been structured around the objectives themselves as there is considerable overlap with the same indicators applying to several objectives.



Objective B2.2.1 (1)

Quality compact urban form

Objective B2.2.1

- (1) A quality compact urban form that enables all of the following:
 - (a) a higher-quality urban environment;
 - (b) greater productivity and economic growth;
 - (c) better use of existing infrastructure and efficient provision of new infrastructure;
 - (d) improved and more effective public transport;
 - (e) greater social and cultural vitality;
 - (f) better maintenance of rural character and rural productivity; and
 - (g) reduced adverse environmental effects.

What can the analysis tell us?

The analysis of this objective seeks to answer the question of whether a quality compact urban form is being created that delivers the outcomes in the policy of maintaining rural character and productivity and avoiding adverse environmental effects in the rural area.

Findings

The analysis shows that the RPS objective and policies on a quality compact urban form have been effective in the review period. The additions to the RUB and to Rural and Coastal Towns and Villages have been very minor. Only 55.2ha of land was added to the RUB at Pukekohe (Figure 1). In the same period 103.4ha was added to the Rural and Coastal Towns and Villages Future Urban Zone or residential and business areas. This represents only 1.5 per cent of the total area of land within the RUB. Those areas that have been added have generally avoided key sensitive areas identified in the policy. There is a small area at Pukekohe that is subject to flooding but that has been included in riparian margin areas.

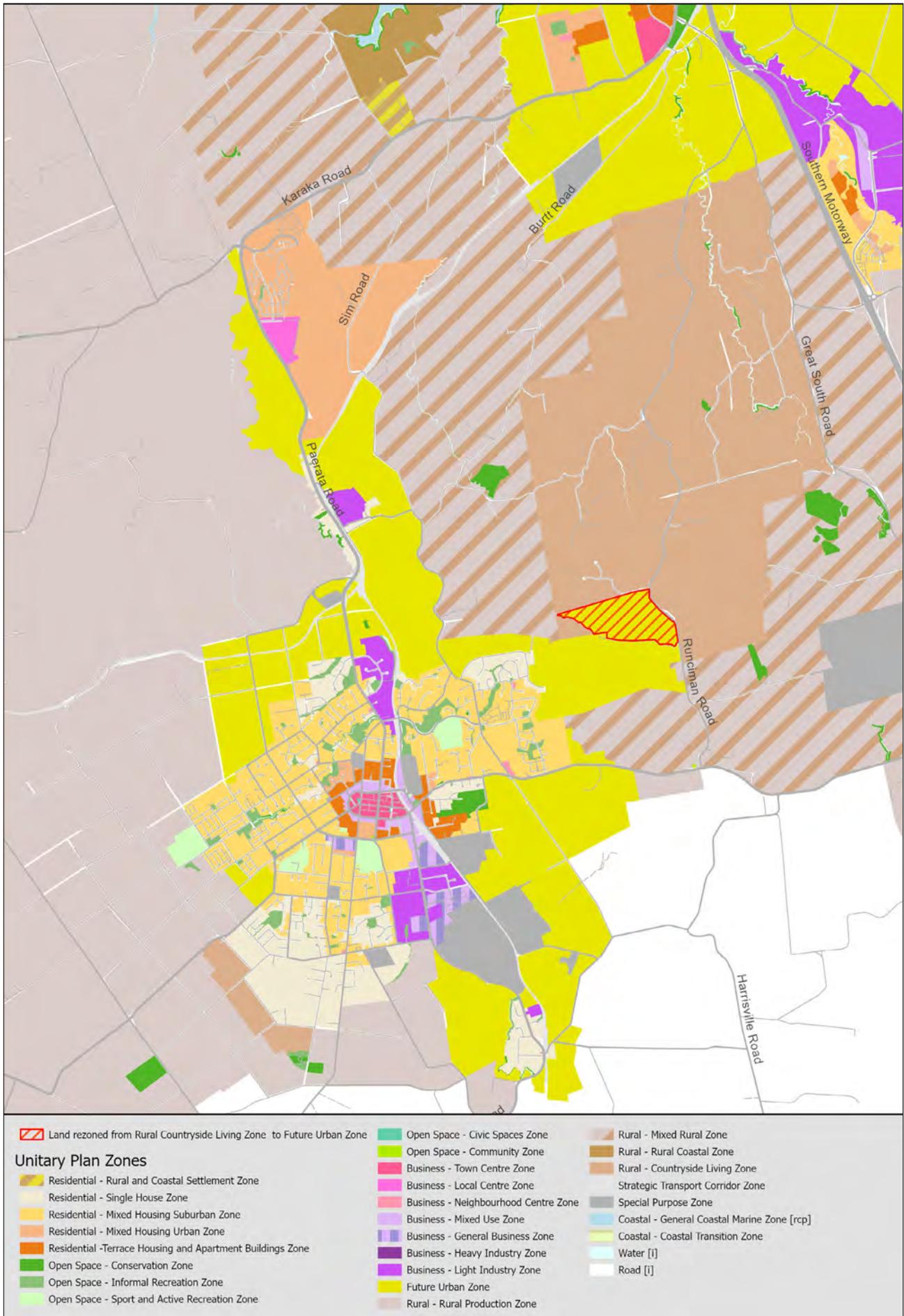


Figure 1 RUB Extension at Pukekohe

Objective B2.2.1 (2) Objective B2.2.1 (3) and Objective B2.2.1 (4)

Contained urban growth and sufficient capacity

Objectives B2.2.1

- (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A)
- (3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
- (4) Urbanisation is contained within the Rural Urban Boundary, towns and rural and coastal towns and villages.

What can the analysis tell us?

This analysis seeks to address how much and what proportion of urban development has occurred inside and outside of the RUB, Towns, and Rural and Coastal Towns and Villages and within and outside of the Urban Area 2016. This will determine the effectiveness of the RUB and the associated objectives and policies in achieving a compact urban form.

The analysis will also determine if sufficient residential, commercial, and industrial development capacity is being provided to accommodate growth projections.

Findings

Only a relatively small area of Future Urban Zone land (455ha) has been rezoned for urban purposes (Table 2 and Figures 2 and 3). While this may appear as though the policy of containing development primarily within the Urban Area 2016 has not been effective, it needs to be recognised that the policy does contemplate rezoning of the Future Urban Zone to urban zones.

Table 2 Location of Land Rezoned from Future Urban Zone to urban zones

Location	Total Area (ha)
Warkworth North	83.3
Clayden Road - Warkworth	90.9
Foster Crescent, Snells Beach	4.6
Birdwood West	24.7
Takanini South	14.8
Drury	162.3
Hingaia	4.0
Papakura	23.8
Clarks Beach	47.0
Total	455.6



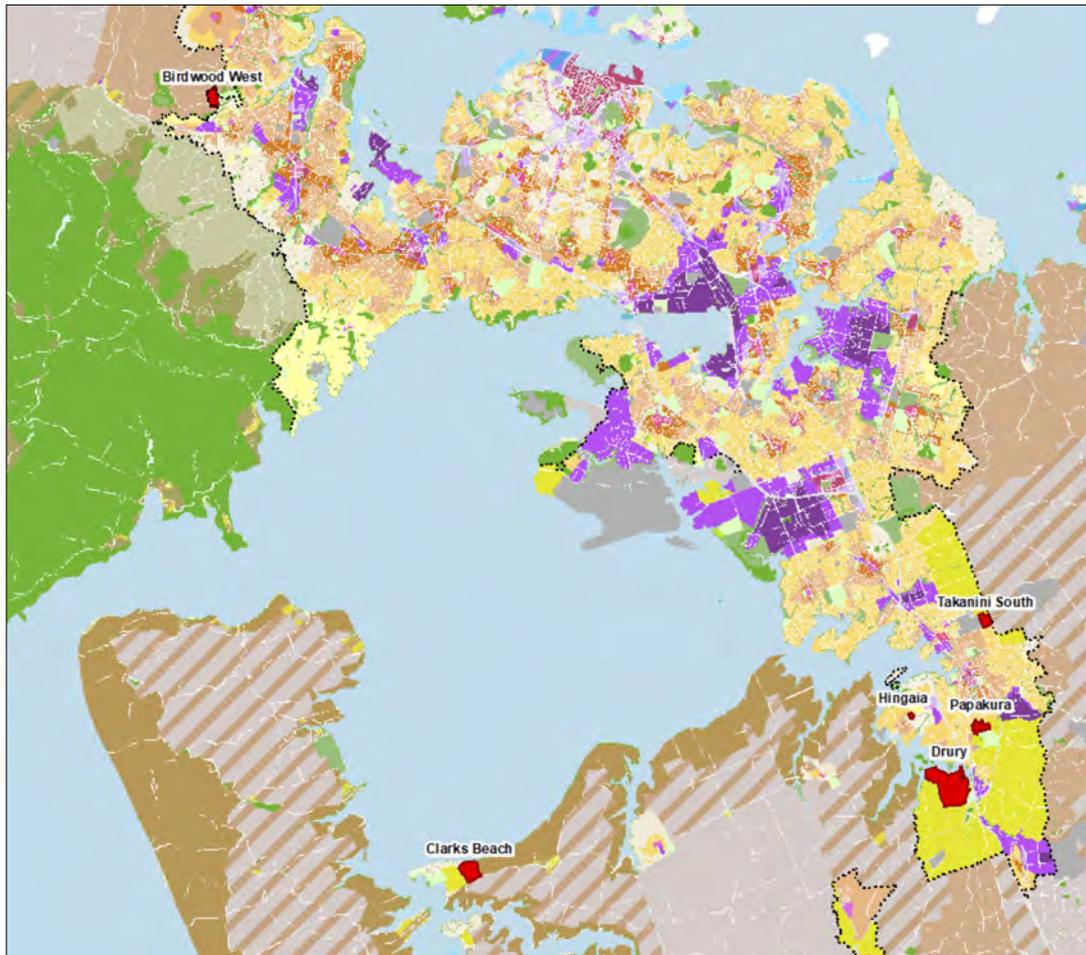


Figure 2 Areas of land rezoned from Future Urban Zone to urban zones (red) in the south

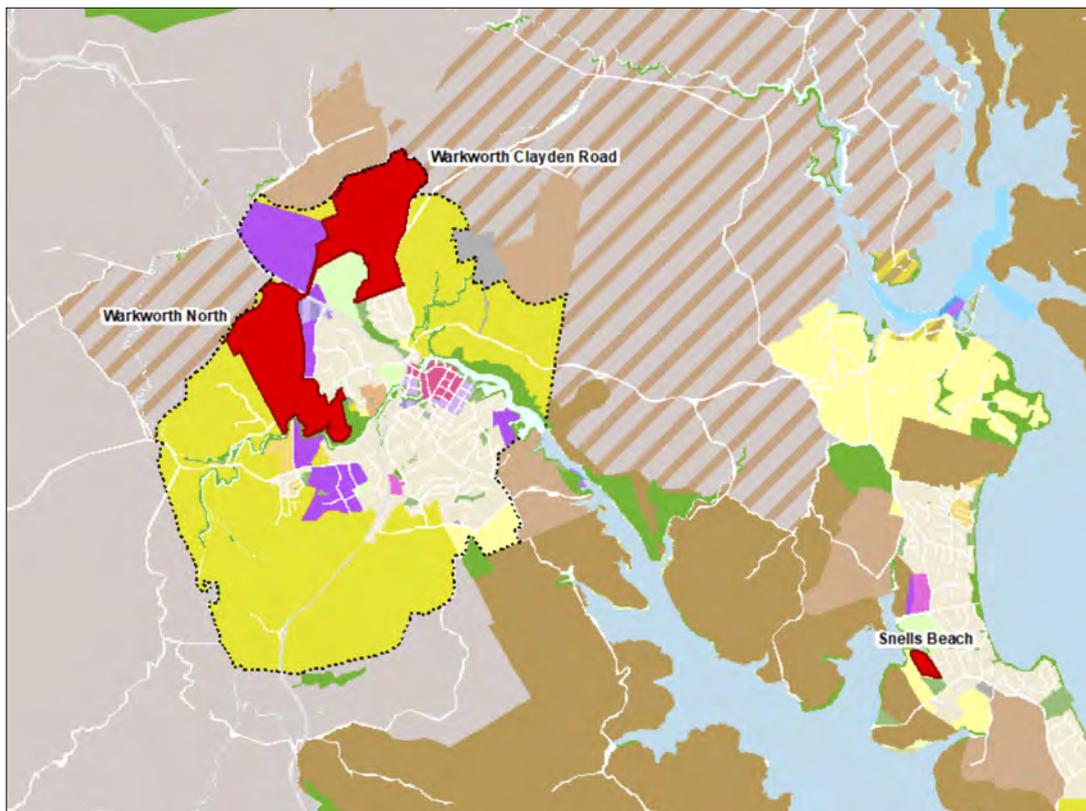


Figure 3 Areas of land rezoned from Future Urban Zone to urban zones (red) in the north

However, in the next iteration of AUP monitoring, this observation could change as at the time this report was being prepared, there were several plan changes and private plan changes in progress, seeking to rezone Future Urban Zone land to urban zones.

The data also shows that most residential and business development has occurred within the RUB, which is a positive outcome for the RPS objectives. A total of 96.6 per cent of building consents for dwellings were within the RUB (93.5 per cent) and Rural and Coastal Towns and Villages (3.1 percent) (Figures 4).

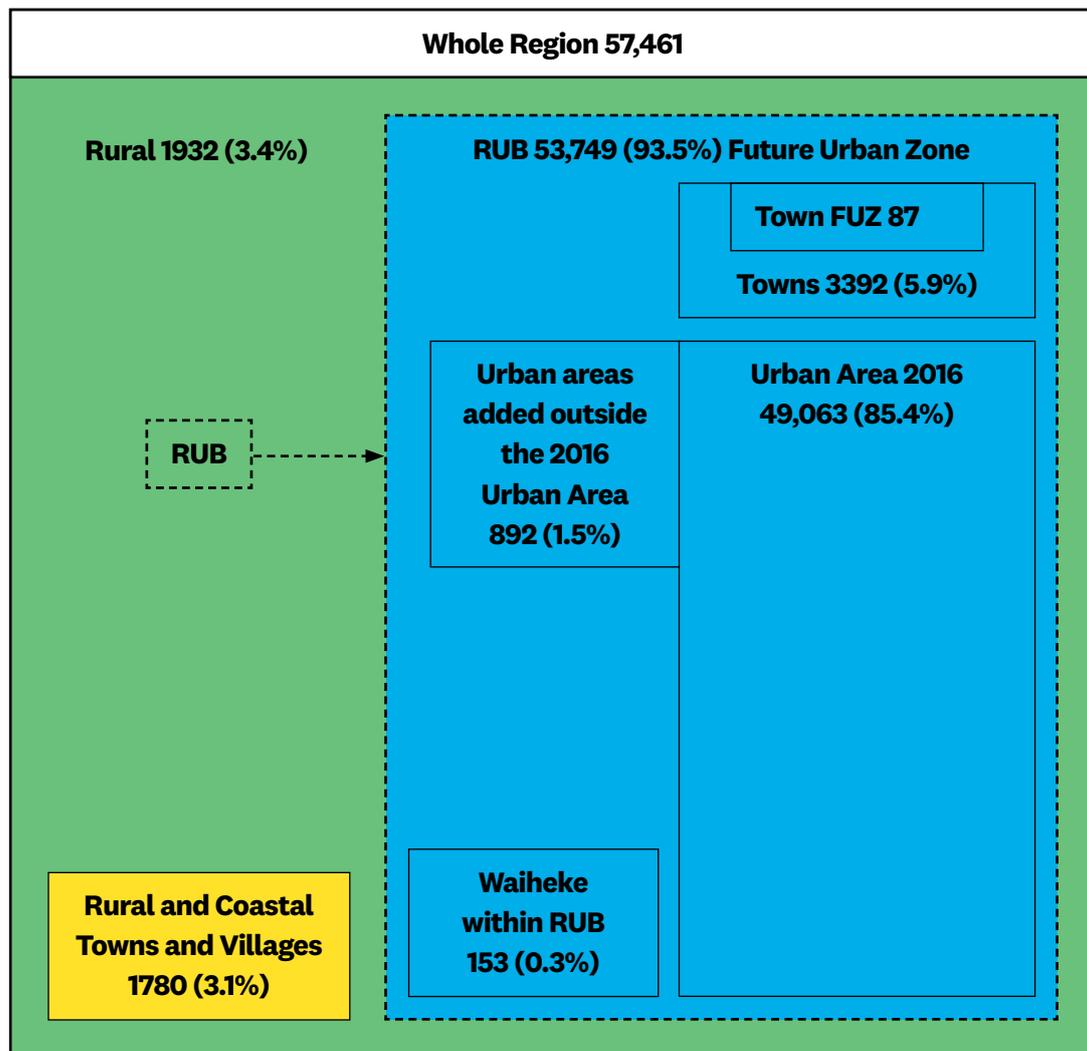


Figure 4 All areas within the RUB (Blue)

Eighty-five per cent of dwelling building consents were within the Urban Area 2016 (Figures 5 and 6). This is also a very positive outcome for the RPS objectives.

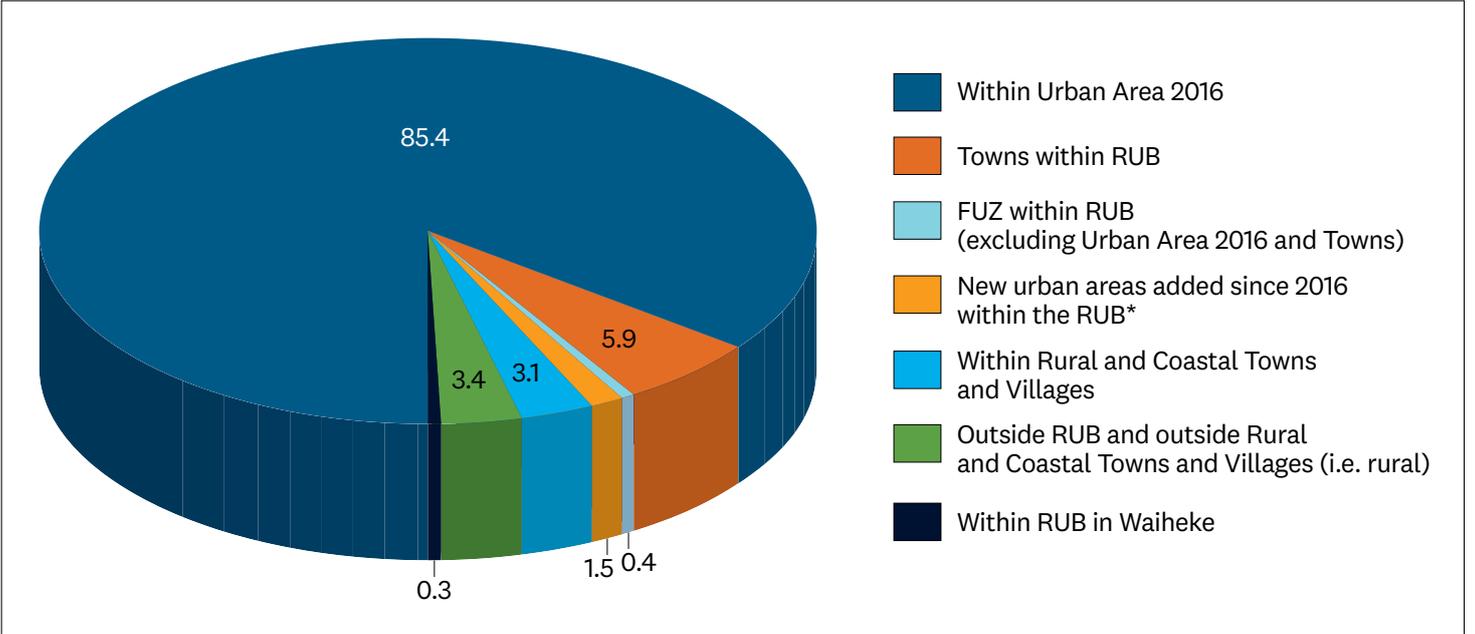


Figure 5 Residential building consents (%)

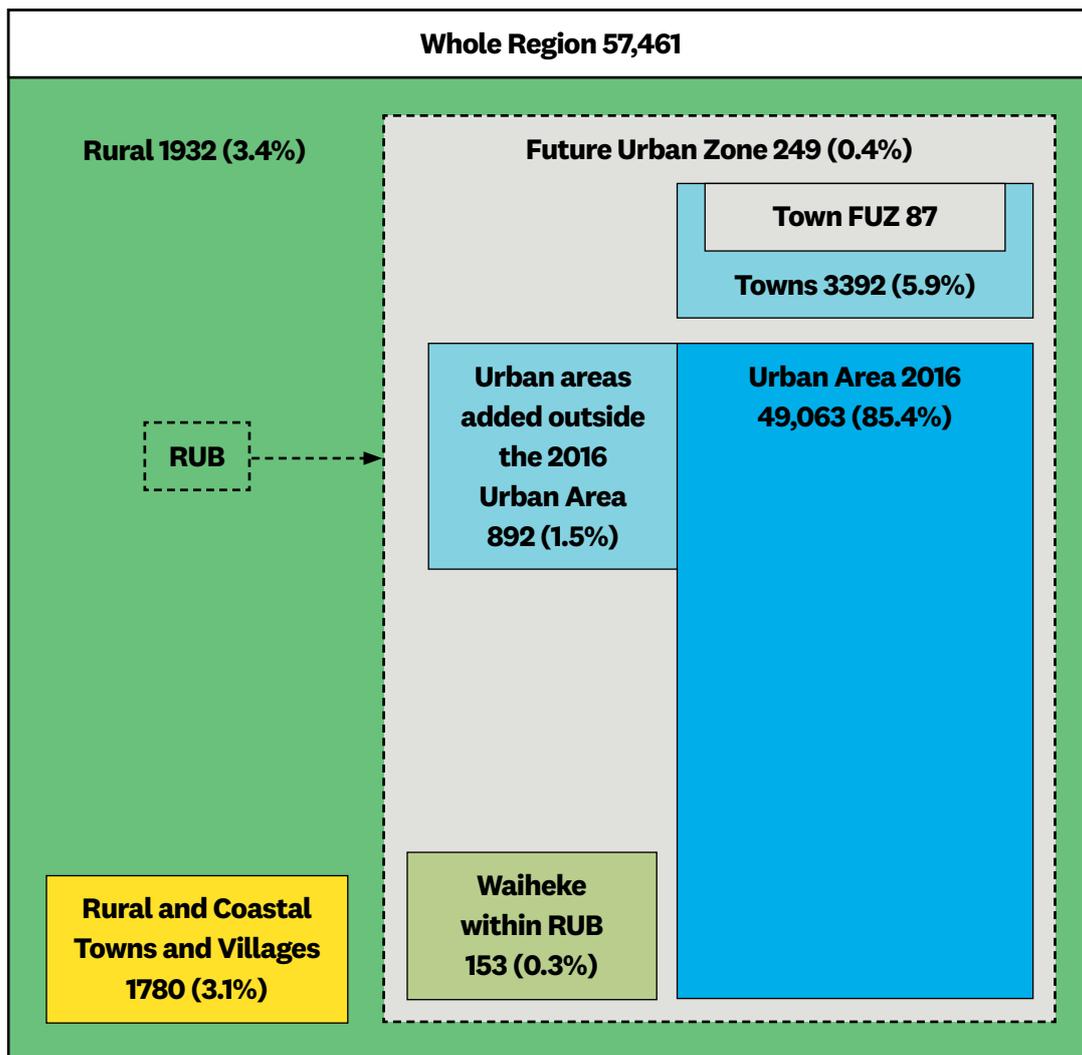


Figure 6 Dwelling building consents in the various sub-areas of the region

Very little growth has occurred within the Future Urban Zone, Towns, and Rural and Coastal Towns and Villages (9.4 per cent of dwelling building consents), i.e. outside of the Urban Area 2016.

Most business building consents were also located with the RUB (72 per cent) and the Urban Area 2016 (65.4 per cent) (Figure 7). This means that only 6.6 per cent of business building consents were within the RUB but outside of the Urban Area 2016.

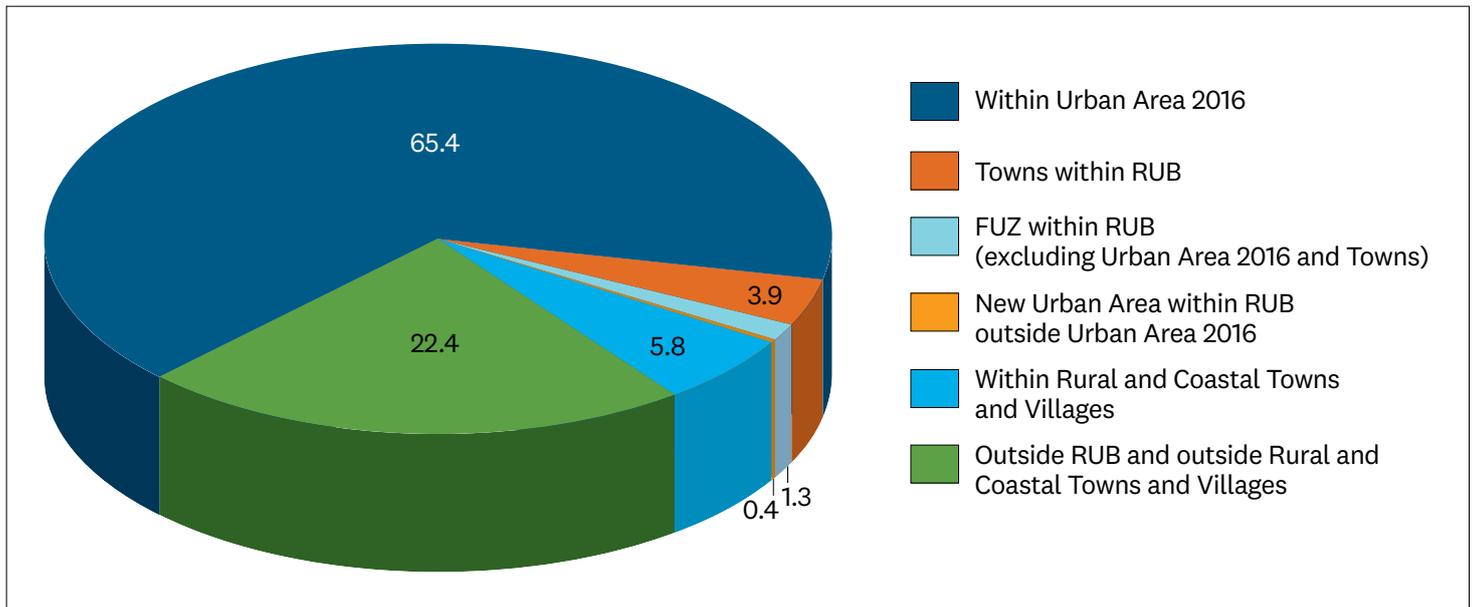


Figure 7 Business building consents

In the Future Urban Zone, a holding zone ahead of development, relatively few building consents for dwellings (Table 3) or business activity (Table 4) have been granted, and few resource consents sought and granted for subdivision and activities (Table 5).



Table 3 Location of residential growth in the Future Urban Zone (including towns)

Dwelling Consents within the Future Urban Zone including Towns (as of 21s June 2021)	
Locality	No. of Consents
Warkworth	51
Dairy Flat Wainui	127
Kumeu-Huapai	27
Whenuapai	75
Takanini	16
Drury	31
Pukekohe/Clarks Beach	9
Clarks Beach	47.0
Total	336

Table 4 Business building consents within the Future Urban Zone (including towns)

Locality	No. of Consents
Warkworth/Wellsford	19
Dairy Flat Wainui	44
Kumeu-Huapai	4
Whenuapai	9
Mangere	5
Takanini	10
Drury	18
Pukekohe	9
Total	118

Table 5 Activity resource consents in the Future Urban Zone

Activity	No. of Resource Consents
Cleanfill	2
Childcare	2
Housing/ Show home	3
Industry	4
Rural Industry/activity	3
Visitor Accommodation	1
Cafe	1
Kennels	1
Total	17

Some dwelling and business consents are to be expected outside of the Urban Area 2016 as dwellings can be built in these areas and rural-type business activity is also able to occur in the Future Urban Zone. However, the consenting of non-rural business activity in the Future Urban Zone needs to continue to be monitored.

Objective B2.2.1 (5)

Provision of infrastructure

Objective B2.2.1

- (5) The development of land within the Rural Urban Boundary, towns and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

What can the analysis tell us?

This analysis will help determine how many of the structure planned areas and new “live” zoned areas within the RUB, Towns, and Rural and Coastal Towns and Villages have trunk infrastructure physically available and funded. Infrastructure includes roading, stormwater, wastewater and water.

Findings

The analysis shows that all five of the structure plans that have been prepared by the council since 2016 addressed the issue of the provision of infrastructure. The structure plans related to the areas shown in Figure 8.



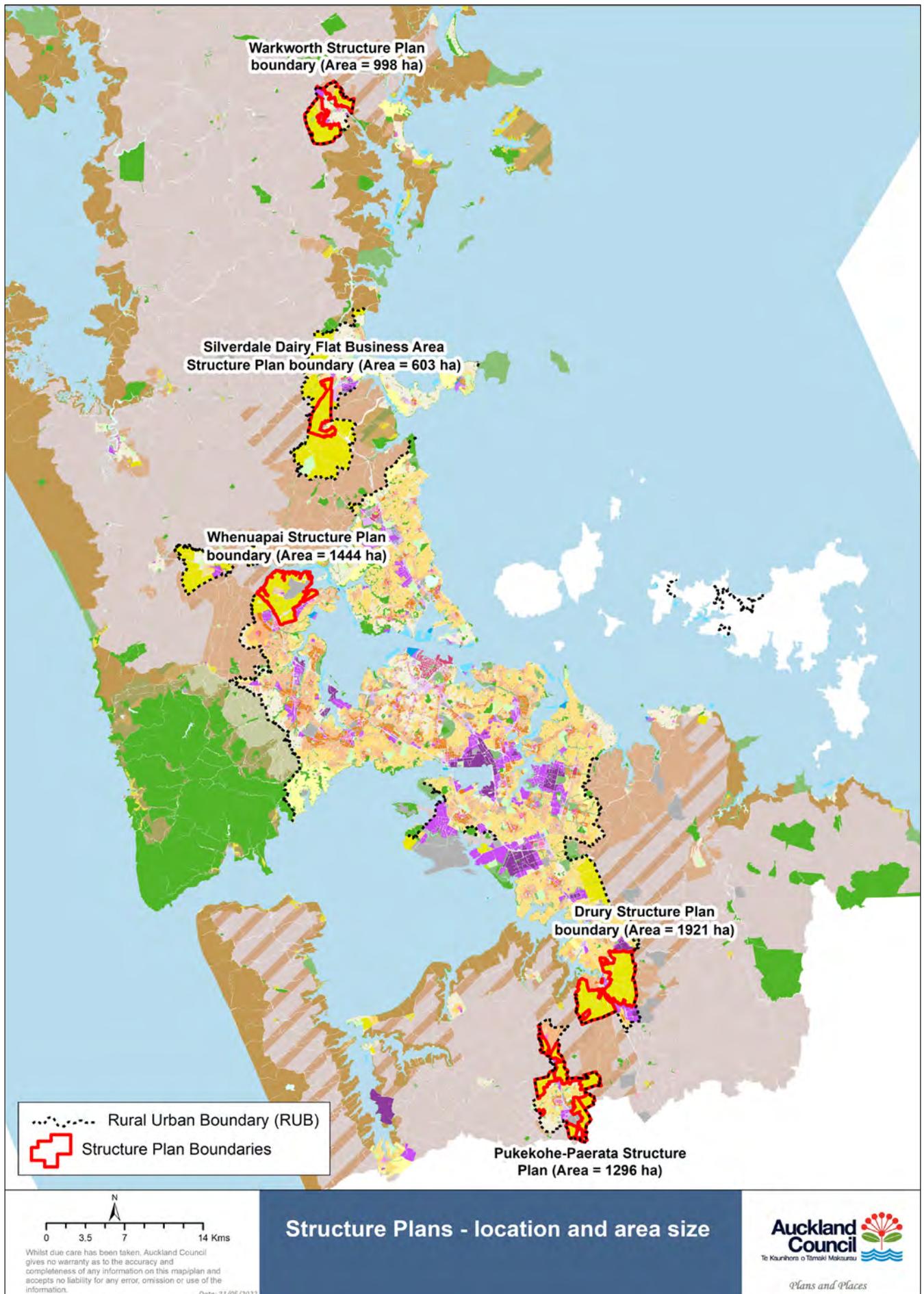


Figure 8 Structure plan locations



Plan changes to rezone land from future urban to urban zones also all addressed the provision of infrastructure but not all had infrastructure actually provided for.

A total of 28 plan changes, relating to brown field and green field development, have been investigated to determine whether they addressed the provision of infrastructure. Of the 28 plan changes, only 11 were recorded as having all infrastructure being available. The remainder all had some issue with infrastructure provision.

These included:

- the infrastructure required would only be known at time of resource consenting and development, this was especially the case with stormwater infrastructure
- infrastructure was planned and in some cases being built and upgrades were required
- extensions were required to networks, and
- relying on onsite water and wastewater disposal.

Infrastructure funding was also investigated and there was considerable uncertainty about the provision and funding of infrastructure. This is partly due to a number of the plan changes involving large areas which are not yet completed, and infrastructure solutions and funding options have not been identified.

Overall, it is not considered that the objective of the provision of adequate infrastructure is being well achieved. It is considered that the policy framework is clear in the need for infrastructure to be provided. However, the language could be stronger and perhaps be more explicit about funding.



Summary of main findings

Most development in the review period has been within the Urban Area 2016 and the additions to the RUB and to Rural and Coastal Towns and Villages have been very minor. Those areas that have been added have avoided key sensitive areas identified in the policy. A relatively small area of Future Urban Zone land has been rezoned for urban purposes, but the policy does contemplate rezoning of the Future Urban Zone to urban zones.

The next iteration of AUP monitoring, will be important as in the timeframe that this report covered, there were several plan changes still in progress, seeking to rezone Future Urban Zone land to urban zones. The outcome of these will influence the conclusions about containing development within the RUB and the Urban Area 2016, and they could be quite different.

Most residential and business development occurred within the Urban Area 2016. Very little growth occurred within the Future Urban Zone or adjoining Towns and Rural and Coastal Towns, and Villages, i.e. outside of the Urban Area 2016. Some dwelling and business consents are to be expected outside of the Urban Area 2016, as dwellings can be built in these areas and rural-type business activity is also able to occur in the Future Urban Zone.

All of the structure plans and plan changes to rezone land from future urban to urban zones addressed the issue of the provision of infrastructure. However, not all plan changes had infrastructure actually provided for. Overall, it is not considered that the objective on the provision of adequate infrastructure was being well achieved as there is considerable uncertainty about the provision and funding of infrastructure for many.

There are three aspects that need to be closely monitored in the next review and could result in different conclusions being reached, these are:

- the consenting of non-rural business activity in the Future Urban Zone
- the outcome of private plan changes in the Future Urban Zone
- the provision and funding of infrastructure.

Recommendations from these findings are not included in this summary report. See the technical report for more detail and recommendations.



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