

B&A
Urban & Environmental

Wellsford North Structure Plan

March 2023

Prepared for: Wellsford Welding Club Limited





Contents

1.0	Summary	7
1.1	Wellsford	7
1.2	The Structure Plan Area	8
1.3	The Wellsford North Structure Plan	9
1.4	The Wellsford North Structure Plan – The Vision – 2022	11
1.5	Key Outcomes	12
1.8	Methodology and Approach	18
1.9	Infrastructure Summary	19
1.10	Transport Summary	19
1.11	Natural Resources Summary	19
1.12	Implementation and Staging	20
2.0	Structure Plan Purpose and Context	22
2.1	Introduction	22
2.2	The Structure Plan Area	22
2.3	Wellsford Local Context	27
2.4	Structure Plan Purpose	27
2.5	Urban Growth Context	28
3.0	Strategic Planning Context	32
3.1	Strategic Direction Overview for Urban Growth in Auckland	32
3.2	Auckland Regional Policy Statement	32
3.3	The Auckland Plan 2050	37
3.4	Future Urban Land Supply Strategy 2017	38
3.5	National Policy Statement and National Environmental Standards	40
3.6	Auckland Unitary Plan (Operative in Part)	43
3.7	Auckland Council Long-Term 2021 - 2031	45
3.8	Rodney Local Board Plan (2020)	46
3.9	Wellsford Greenways Plan	47
3.10	Infrastructure Strategies and Plans	48
3.10	Iwi Planning Documents	50
3.12	Treaty Settlement Legislation	50
3.13	Other Auckland Council Plans and Strategies	50
4.0	Opportunities and Constraints	54
4.1	Sustainability	54
4.2	Land Tenure	55
4.3	Transport	55
4.4	Housing	58
4.5	Employment	58
4.6	Open Space and Recreation	58

4.7	Stormwater	59
4.8	Water and Wastewater Servicing	59
4.9	Terrestrial Ecology	60
4.10	Freshwater Ecology	61
4.11	Impact of Topography on Land Use	62
4.12	Natural Character, Landscape and Visual	63
4.13	Heritage and Archaeology	63
4.14	Cultural Values	63
4.15	Community Facilities	64
4.16	Health	64
4.17	Neighbourhood Design Statement	65
4.18	Affordability	68
4.19	Natural Hazards	68
4.20	Geotechnical Hazards	69
5.0	Consultation and Engagement	73
6.0	Wellsford North Structure Plan Vision and Key Objectives	76
6.1	Vision for Wellsford North	76
6.2	Design Principles	77
6.3	Key Moves	78
6.4	Structure Plan Elements	80
7.0	Staging, Funding and Implementation	85



1.0 Summary

1. Summary

1.1 Wellsford

Wellsford is a rural service town, located approximately 80 kilometres north of the Auckland CBD, 80 kilometres south of Whangārei and 20km north of Warkworth, Auckland's northern satellite town.

Wellsford currently has a population of approximately 2,000 people based on the most current census data.

Wellsford Town centre is able to provide essential services to locals, whilst Warkworth provides for a wider range of goods, services and job opportunities including larger supermarkets. Wellsford is serviced by a local bus route (bus service 998) which connects to Auckland City and the wider public transport network, via Warkworth.

Wellsford town centre is essentially a service centre for the surrounding rural economy, which during the nineteenth century included kauri saw milling, gum digging, and farming. The construction of the railway line in 1909 and all-weather roads in the 1930s allowed dairying to intensify and Wellsford to grow.

Wellsford has also become a service stop for traffic on SH1, being half-way between Auckland and Whangārei. SH1 is planned to bypass Wellsford, and reduce through traffic to the town. Ara Tūhono, Puhoi to Wellsford is separated into two projects, the first of which is nearly completed, Puhoi to Warkworth. The second phase of the project is the Warkworth to Wellsford section, which has been designated, with works yet to commence.

works yet to commence.

Wellsford is a hill-top town formed around the junction of SH1 and SH16. SH1 is a spine along the main ridge, and side roads follow the radiating spurs. As a consequence of the hilltop location, Wellsford enjoys wide views over the surrounding countryside, as the residential form follows the movement corridors of the ridges and spurs.

1.2 The Structure Plan Area

The Wellsford North Structure Plan (“**Structure Plan**”) comprises approximately 78.5ha of primarily Future Urban zoned land, bounded by State Highway 1 (“**SH1**”) in the west, a natural stream to the north, the North Auckland Railway Line to the east and southeast, and existing Residential – Single House zoned land to the southwest which in turn adjoins the eastern side of SH1 (**Figure 1**).

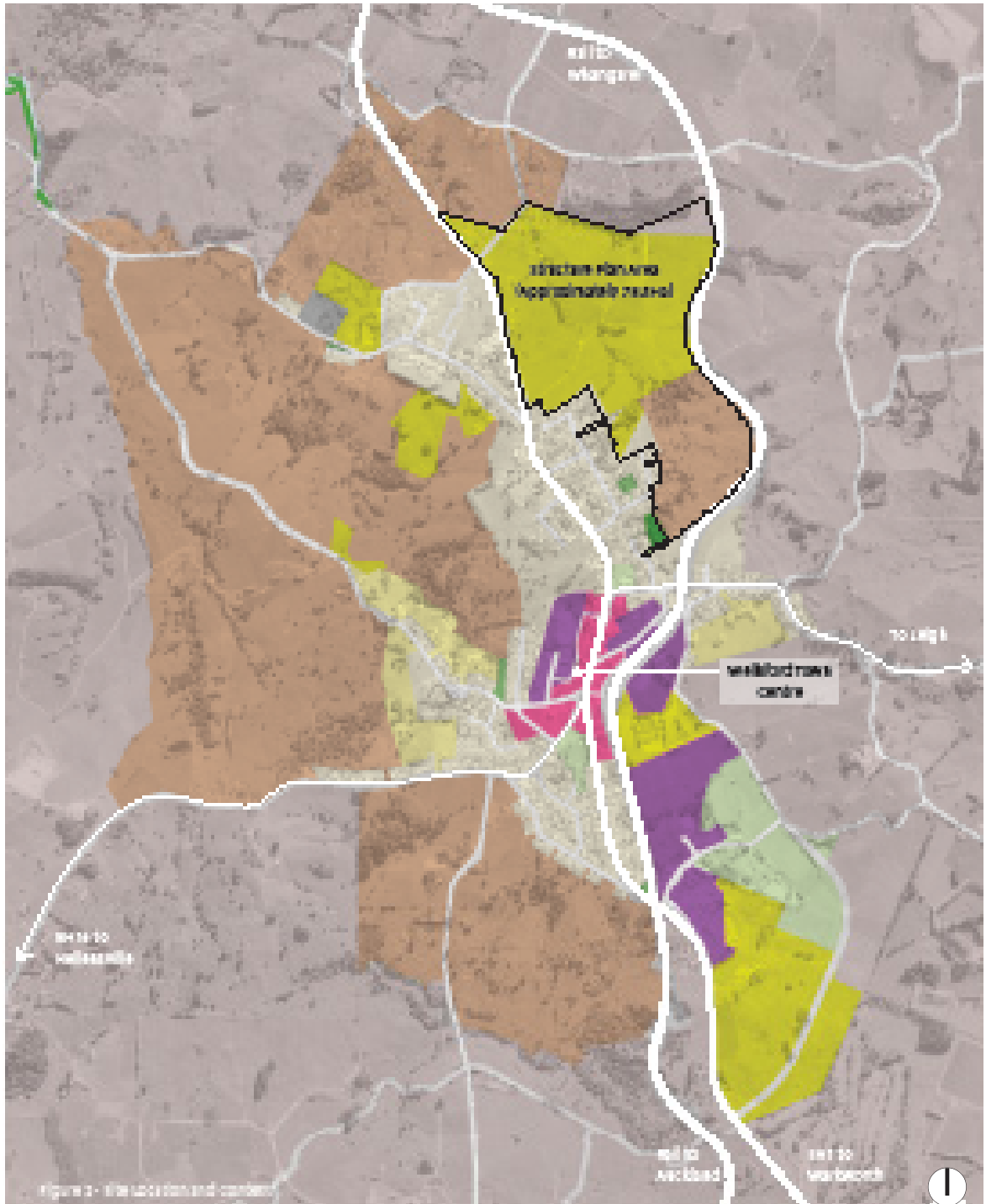


Figure 1 Structure Plan Area

Legend

- Business - Light Industry Zone
- Business - Town Centre Zone
- Future Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Residential - Large Lot Zone
- Residential - Single House Zone
- Rural - Countryside Living Zone
- Rural - Rural Production Zone
- Special Purpose - Cemetery Zone

1.3 The Wellsford North Structure Plan

This is a structure plan that sets the framework to live zone future urban zoned land for urbanisation and expand the existing Wellsford Rural Town as provided for under Policies B2.2.2 and B2.6.2 of the Auckland Regional Policy Statement.

B2.2. Urban Growth and Form, Policy 3 provides for the following:

Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.

B2.6 Expansion of Rural and Coastal Towns, Policy 3 provides for the following:

Enable the establishment of new or significant expansions of existing rural and coastal towns and villages through the structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.

The Wellsford North Structure Plan has been developed with careful consideration of the existing environment and how this can be best integrated into a well-functioning future urban environment for Wellsford and the wider north Auckland area.

The Structure Plan enables the rezoning of future urban zoned land for urbanisation and the expansion of the existing Wellsford rural town in a manner provided for within the Auckland Regional Policy Statement (RPS) and as set out in Appendix 1 – Structure Plan Guidelines of the Auckland Unitary Plan (AUP). This Structure Plan analyses both the existing environment and the RPS in detail as well as infrastructure requirements to enable the urbanisation of the land and integration with the existing Wellsford urban area.

It is proposed to rezone the land included within the Structure Plan from its current Future Urban and Rural - Country-side Living zones to a variety of urban zones under the AUP.

The Wellsford North Structure Plan format is as follows:

- Vision
- Key Moves
- Design Principles
- Key Outcomes

The strategic location of Wellsford North, located halfway between the Auckland CBD and Whangārei, provides a compelling proposition for further urbanisation because it will enable the live zoning of land adjoining a rural settlement, in line with Auckland Councils strategic planning documents, which anticipate Wellsford Future Urban zoned land to be 'development ready' between 2023 and 2027, as well as the expansion of the existing rural town of Wellsford.

All necessary infrastructure to service urbanisation of the land has already been identified, and can be provided.

Wastewater will be serviced by upgrading the existing Wellsford wastewater treatment plant.

A new groundwater source for Wellsford water supply has been identified but yet to be consented. Watercare are currently applying for the new bore consent that will provide additional capacity for the water supply network in Wellsford, providing capacity for the Structure Plan area, and Watercare have indicated that this should be granted late 2022/2023.

In terms of transport infrastructure, only localised improvements and upgrades to the transport network are required to service the area that will be sought to be live zoned via the future plan change and these improvements will be fully funded and delivered by the applicant.

It is considered the Wellsford North Structure Plan satisfies the Appendix 1 – Structure Plan Guidelines of the Auckland Unitary Plan and gives effect to the Auckland Regional Policy Statement.

The Vision, Key Moves, Design Principles and Key Outcomes of the Wellsford North Structure Plan are set out in Section 6: Structure Plan Elements, below.

The Wellsford North Structure Plan

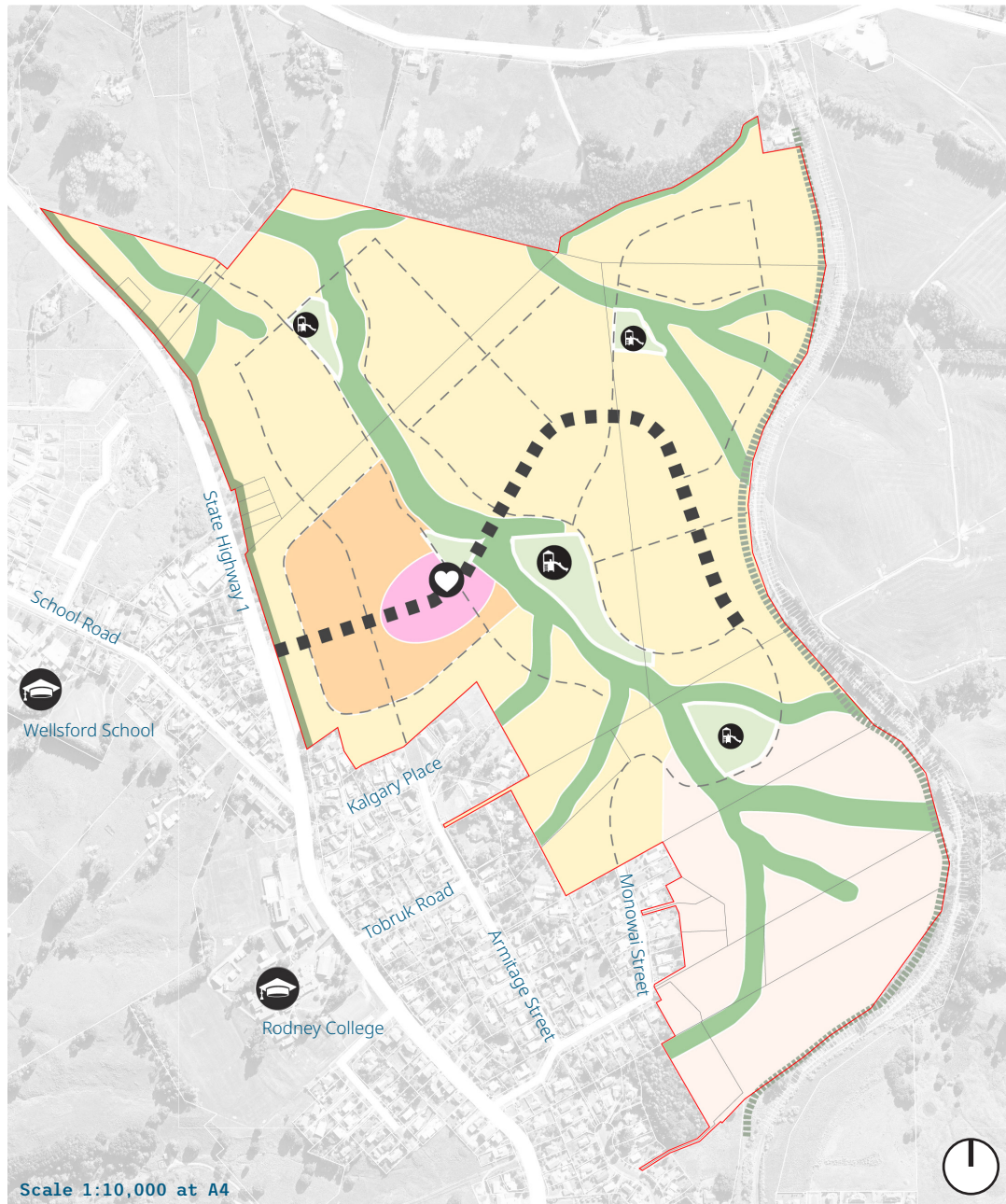
















Figure 2 Wellsford North Structure Plan - 2022

Legend

	Structure plan extent		Main Collector Road
	Property Boundary		Local Streets
	Indicative Lifestyle Living		Greenway Cycleway
	Indicative Lower Density Residential		10m Landscape Buffer
	Indicative Medium Density Residential		Indicative Playground
	Indicative Village Centre		Indicative Village Centre Public Space
	Ecological Areas / Open Spaces		Existing Schools

1.4 The Wellsford North Structure Plan – The Vision – 2022

Wellsford North is a place for everyone.

A place of abundance, diversity and connectedness, it is shaped by the land and interwoven into the existing fabric of Wellsford.

Wellsford North will be a healthy, resilient and thriving community for future generations.

This vision is supported by key outcomes, design principles and key spatial moves relating to achieving a high-quality urban environment that is well integrated with the existing built environment, enhanced natural environment, a well-connected community, provision of infrastructure and the provision of high quality and accessible open spaces.



Figure 3 Looking north along the green corridor from the village centre (artist impression)

1.5 Key Outcomes

1.5.1 Movement

The Structure Plan area is adjacent to SH1 and the North Auckland Rail Line and is accessible to public transport via active modes. The Structure Plan provides for an internal road network that will provide for multi modal transport options and connections through the Wellsford North development, connecting the Structure Plan area with SH1, the existing Wellsford Town Centre and local schools, as shown in **Figure 4** below.

The Structure Plan provides a connected and integrated circulation system with a range of road typologies and pedestrian links, which supports residential development, contributes to character, and promotes walking and cycling.

An interconnected movement network comprising of streets, lane-ways, pedestrian linkages and cycleways is fundamental to achieving a sustainable, high-quality neighbourhood. Connectivity within the movement network provides a choice of routes and convenience for walking and cycling, and provides a level of access for residents without vehicles including those unable to drive.












It is proposed to incorporate the proposed Greenway plan's cycleway path on privately owned land within the Structure Plan. This will provide a cycleway buffer between the rail corridor and the proposed residential community, as well as providing pedestrian and cycle connections into Wellsford Town Centre (as shown in **Figure 4** below).



Scale 1:10,000 at A4

Figure 4 Wellsford North Structure Plan - Movement Network

Legend

- | | | | |
|---|---|--|--|
|  | Structure plan extent |  | Cycleway grade separated (Main road) |
|  | Property Boundary |  | Cycleway on-road (School Access and SH1 underpass upgrade) |
|  | Main Collector Road |  | Cycleway (Secondary Road) |
|  | Local Streets |  | Open space pedestrian and cycle linkages (Key linkages) |
|  | Cycleway provisions (Existing network upgrades) |  | Wellsford Greenways Cycle Link (To Wellsford Bus Stop and Town Centre) |
|  | Cycleway on-road (Monowai Street Access) | | |

1.5.2 Built form and land use

Successful urban places are those that cater for people to meet a range of daily needs within easy walking distance. The Structure Plan considers a range of spatial decisions including landforms, open spaces and their linkages, density of development, the location and size of a village centre, proximity to existing residential development, existing schools and roads, and potential access to the Wellsford public bus stop. All of which help to inform the preferred location for future land-uses and the form that those land uses take.

The Structure Plan proposes to apply to low-medium to medium density residential zones (200m²-400m²) to the majority of the Structure Plan area. The Structure Plan also proposes to apply lifestyle living lots of a range of sizes averaging 3000m² in the southern portion of the Structure Plan area, responding to the steep topography and gully systems in this part of the site. The possible total yield enabled by the 48.8ha of land identified for residential development within the Structure Plan area is just over 1,050 dwellings, see yield estimates set out in **Table 1** below.

Table 1 Wellsford North Structure Plan yield estimates

	Area (Ha)	Possible Average Allotment Size (m ²)	Possible Yield
Indicative Lower Density Residential	30.3	400	757
Indicative Medium Density Residential	5	200	250
Indicative Countryside Living	13.5	3000	45
Possible Total Yield	48.8	-	1052

The Structure Plan includes a small village centre to provide for daily convenience needs of both future residents and existing residents within walking distance of their homes and to also help to create a community heart for the development, while complimenting the role and function of the existing Wellsford Town Centre. The Wellsford North village centre is proposed to be situated in the centre of the Structure Plan area close to the proposed suburban park and green corridor providing walking and cycling access throughout the Structure Plan area and connecting with the existing Wellsford urban area. The intention for the village centre is to create a central focal point for the local community.

The proposed land use patterns contribute to meeting future housing needs and allows the incorporation of existing landscape features such as waterways into the overall design. The mix of residential zones will increase the provision of capacity and housing choices which will result in housing affordability benefits in Wellsford.

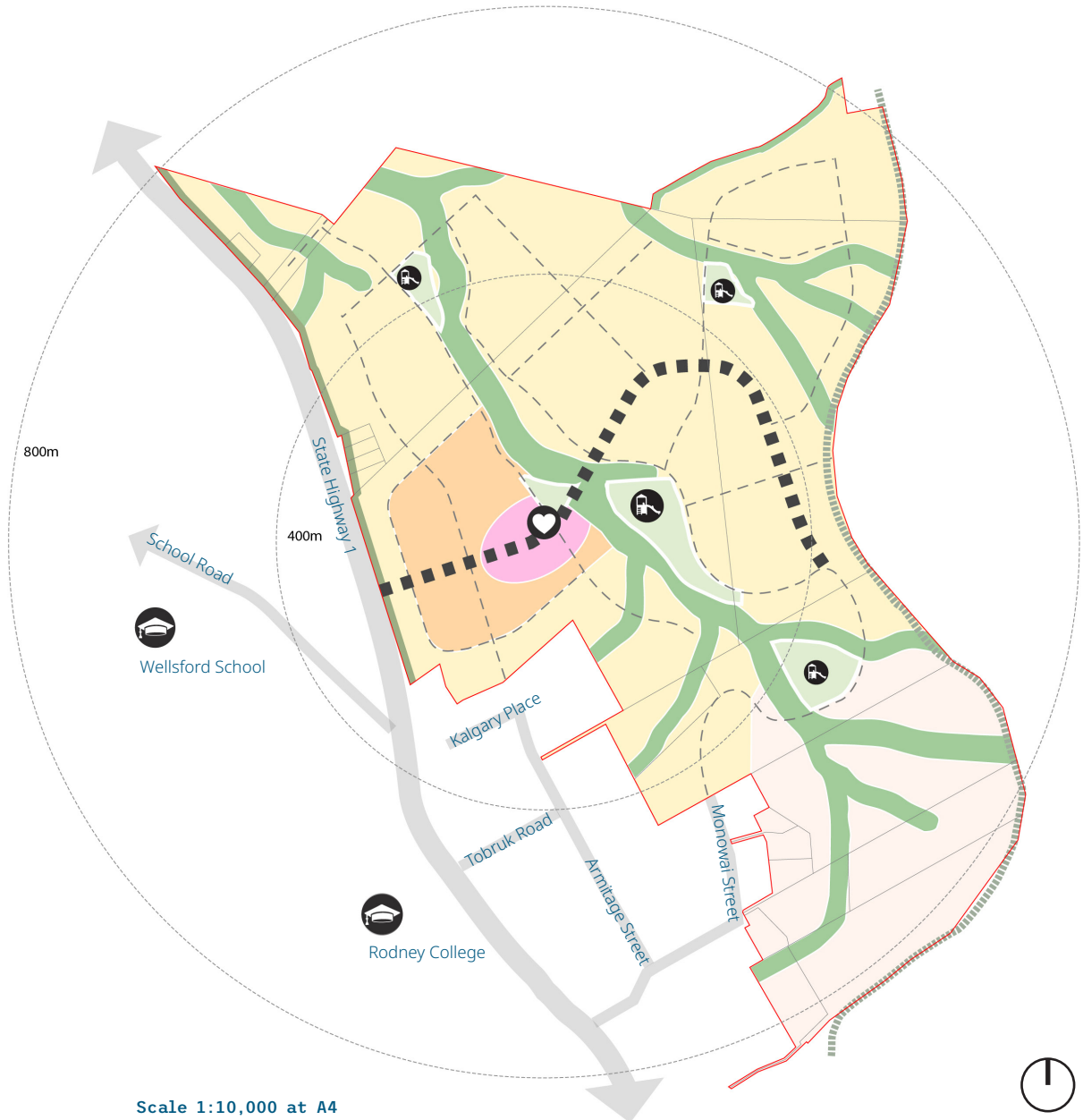
















Figure 5 Wellsford North Structure Plan - Density Plan

Legend

- | | | | |
|---|---------------------------------------|--|--|
|  | Structure plan extent |  | Main Collector Road |
|  | Property Boundary |  | Local Streets |
|  | Indicative Lifestyle Living |  | Greenway Cycleway |
|  | Indicative Lower Density Residential |  | 10m Landscape Buffer |
|  | Indicative Medium Density Residential |  | Indicative Playground |
|  | Indicative Village Centre |  | Indicative Village Centre Public Space |
|  | Ecological Areas / Open Spaces |  | Existing Schools |

1.5.3 Landscape and Views

The existing landform of the Structure Plan area has been a key factor in informing the layout and land use of the Structure Plan.

Key physical and visual landscape attributes identified through the site analysis are proposed to be retained, enhanced and / or mitigated through the spatial arrangement and relationships imposed by the Structure Plan. Such physical and visual attributes include the stand of native totara trees, other mature tree plantings that contribute to the rural heritage of the site, the permanent stream and its riparian margins, high points in the site's land-form particularly along the railway corridor, the site's gullies, wetlands and steep inaccessible slopes.

Within this context, the key outcomes sought for the Structure Plan from a landscape perspective are considered to be as follows:

- Retaining the broad topography of the Structure Plan area;
- Acknowledging and enhancing the natural watercourses and emphasising these as a structuring element;
- Retaining the stand of Totara trees in the southern portion of the Structure Plan area;
- Configuring the layout of the Structure Plan area to optimise opportunities for high-quality urban environments, strong landscape identity and high levels of amenity; and
- Integrating, where practicable, the edges of the Structure Plan area with adjoining areas so that natural patterns and open space corridors can continue seamlessly, and where possible be strengthened.

1.5.4 Public Realm and Open Space

The Structure Plan provides a high quality, varied and accessible open space network of ecological areas and open spaces throughout, as shown in **Figure 6** below. Open space will protect the majority of watercourses and their riparian margins. Neighbourhood parks will be provided within the Structure Plan area, located centrally and highly accessible within the development to provide space for active and passive recreation. The neighbourhood parks will provide local recreational opportunities and these multi-functional spaces will provide space to accommodate stormwater attenuation areas as well as informal recreational opportunities, cultural and ecological values.

The open spaces and ecological areas will also ensure retention and protection of mature trees and riparian ecosystems. Enhancement of permanent and intermittent streams through riparian planting will be achieved through the provision of a 20m setback from the stream within the centre of the Structure Plan area, and a 10m setback from all other streams. All streams will be planted to a width of 10m with native riparian planting. This will provide ecological linkages, as well as opportunities for green corridors to link public open spaces and provide a connected cycling and walking network in line with the Wellsford Greenways Plan.

The Structure Plan maintains and enhances the key natural features of the area by integrating them within the proposed open space network. There are no heritage or archaeological features within the Structure Plan area.

Open space components include:

- Totara Grove which is retained as a stand of native bush with high ecological value within a small neighbourhood park. This area provides for outlook amenity, recreation opportunities for surrounding residents and vegetative character;
- A network of smaller neighbourhood parks to provide for both active and passive recreation and a focus for social interaction. A larger park located centrally and opposite the Village Centre to accommodate larger activities;
- A civic space associated with the Village Centre, reinforcing the community heart of the gateway precinct;

- Green streets with significant tree planting for amenity and outlook;
- Pedestrian and cycle connections including a proposed Greenway Cycle link into Wellsford Town Centre also providing for recreation; and,

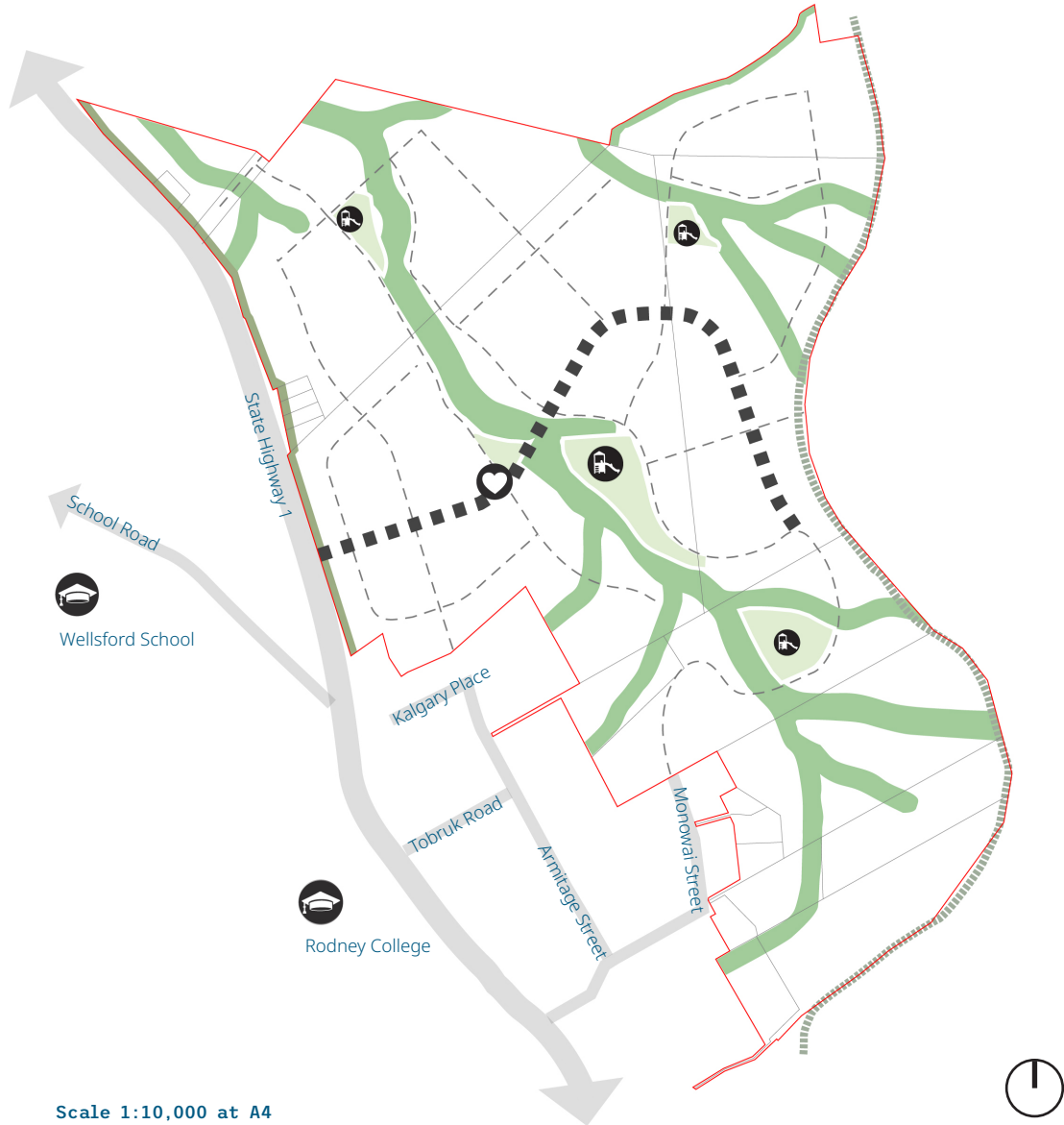
















Figure 6 Wellsford North Structure Plan - Public Realm and Open Space

Legend

	Structure plan extent		Main Collector Road
	Property Boundary		Local Streets
	Indicative Lifestyle Living		Greenway Cycleway
	Indicative Lower Density Residential		10m Landscape Buffer
	Indicative Medium Density Residential		Indicative Playground
	Indicative Village Centre		Indicative Village Centre Public Space
	Ecological Areas / Open Spaces		Existing Schools

The structure plan area is located north of the Wellsford Town Centre, as an extension of the existing residential area (zoned Residential – Single House) north. The Structure Plan area adjoins both the SH1 road corridor and the existing residential area to the western boundary. To the sites eastern boundary, the site is held by the North Auckland Railway line.

The Structure Plan area is currently used primarily for pastoral grazing. There are a number of existing residential dwellings dotted along SH1, however the majority of the Structure Plan area is undeveloped and is relatively unfragmented in terms of ownership, with the majority of the Structure Plan area (52.26ha) owned by Wellsford Welding Club.

The Structure Plan is strategically located in an area which is anticipated to undergo significant transformation and contribute to anticipated growth in northern Auckland. In particular, the current zoning in the Structure Plan area is primarily Future Urban in the AUP, identifying the suitability of the land for future urban development. The purpose of the Future Urban zone is to facilitate the future development of the land for urban purposes in the most efficient and orderly manner possible. Auckland Council has also identified the Wellsford Future Urban area as ‘development ready’ between 2023-2027 in the Future Urban Land Supply Strategy (“FULSS”), therefore urban development in the Structure Plan area is anticipated and the timing aligns with the Councils growth strategy.

1.6 Methodology and Approach

The FULSS 2017, identifies Wellsford as ‘Development Ready’ between 2023 and 2027.

Development of the Wellsford North Structure Plan has considered the opportunities and constraints of both the area of land related to the Structure Plan as well as the context of the land within Wellsford and the wider area. This analysis has been informed by the Structure Plan guidelines set out in Appendix 1 of the AUP.

Appendix 1 of the AUP states that the Regional Policy Statement promotes the preparation of structure plans as a precursor to plan changes and to support the rezoning of Future Urban zone land for urbanisation and the expansion of existing rural towns.

Site Analysis

A detailed process of issue identification and constraints mapping has been undertaken to determine the most appropriate land uses within the Structure Plan area taking into account the following matters set out in Appendix 1 of the AUP:

- The relationship to the existing urban zoned areas in Wellsford;
- Topography and geotechnical constraints of the Structure Plan area;
- Transportation considerations and connectivity with the wider area;
- Natural environment considerations – areas of native bush, watercourses, habitat of flora, fauna and avifauna;
- Infrastructure servicing – sequencing and capacity;
- Open space, recreation and community facilities;
- Heritage values;
- Achieving a quality compact urban form; and
- Achieving an appropriate balance between providing housing land in a way, and at a rate that is sustainable for Wellsford, the wid

1.7 Infrastructure Summary

Upgrades to the existing Wellsford Wastewater treatment plant and Wellsford Water connections are required to service the full Structure Plan area.

While there is a capacity shortfall in the interim, the solution to unlock future development in Wellsford is available.

A funding agreement is currently being developed between Watercare and Wellsford Welding Club, confirming how the necessary Wastewater treatment infrastructure that will enable the development of up to 600 additional new dwellings in Wellsford will be funded.

Watercare are currently applying for a new bore consent that will provide additional capacity for the water supply network and this consent should be granted by the end of 2022.

1.8 Transport Summary

Commute Transportation have undertaken a detailed Integrated Transport Assessment for the Structure Plan development, including analysis of the existing road environment, the site accessibility for private vehicles, via public transport and walking and cycling.

Vehicle access to the development is proposed to be via a new intersection on SH1/Rodney Street, with a secondary access proposed on Monowai Street. These accesses will be fed by a network of proposed roads, including one main collector road through the site which will link the two accesses.

The ITA identifies the following roading upgrades required, which have been identified within the Wellsford North Structure Plan:

- Collector Road network within the site should be provided.
- Intersection of Collector Road and Rodney Street.
- New shared path bicycle connection along the eastern boundary, as per the indicative Greenway Plan.

1.9 Natural Resources Summary

It is anticipated that the Structure Plan area will provide capacity for approximately 1,050 dwellings, providing for a range of living options from 'lifestyle living' in the southern portion of the Structure Plan area, to medium-high density housing in the northern portion. A range of housing choices and additional capacity will be provided in the Structure Plan area, resulting in affordability benefits. Kāinga Ora have expressed interest in acquiring house lots and/or homes, to address the current demand for housing in Wellsford. In the first instance, Kāinga Ora have agreed in principle to acquire up to 30 house lots/homes in the first stage of the development of the Structure Plan area.

A small village centre will provide for the day to day needs of the Wellsford North community within walking distance of their homes, and this will be provided as part of stage 1 of the development.

Construction and development will occur in stages, driven by the ownership of land within the Structure Plan, and the readiness and commitment to develop the land within the Structure Plan area.

1.10 Implementation and Staging

It is anticipated that the Structure Plan area will provide capacity for approximately 1,050 dwellings, providing for a range of living options from 'lifestyle living' in the southern portion of the Structure Plan area, to medium-high density housing in the northern portion. A range of housing choices and levels of affordability will be provided in the Structure Plan area, with at least half the houses being provided at an affordable rate. Kāinga Ora have expressed interest in acquiring house lots and/or homes, to address the current demand for housing in Wellsford. In the first instance, Kāinga Ora have agreed in principle to acquire up to 30 house lots/homes in the first stage of the development of the Structure Plan area.

A small village centre will provide for the day to day needs of the Wellsford North community within walking distance of their homes, and this will be provided as part of stage 1 of the development.

Construction and development will occur in stages, driven by the ownership of land within the Structure Plan, and the readiness and commitment to develop the land within the Structure Plan area.

Wellsford North.

The Structure Plan area is a physically well-defined and contained area, bounded by SH1, the North Auckland Railway Line, and the existing Wellsford Residential area to the southwest of the Structure Plan area. The Structure Plan area is identified within the red outline shown in Figure 7 below. The properties in blue, comprising a total area of 52.26ha) are owned by Wellsford Welding Club Limited ("WWC").



2.0 Structure Plan Purpose and Context

2. Structure Plan Purpose and Context

2.1 Introduction

The purpose of this document is to outline the Structure Plan for Wellsford North.

This Structure Plan establishes the pattern of land use, transport connections and network of open spaces within Wellsford North. The Structure Plan has been prepared in full accordance with the requirements of Appendix 1 to the AUP – Structure Plan Guidelines. Importantly, section 1.2(4) of Appendix 1 requires the preparation of a structure plan as a precursor to plan changes establishing new or significantly expanding existing rural and coastal towns and villages.

Preparation of this Structure Plan has been informed by a suite of technical reports across a range of disciplines required to be addressed in Appendix 1 to the AUP. This also captures engagement with key stakeholders which includes landowners within and adjacent to the Structure Plan area, the local Wellsford community, key infrastructure providers, Auckland Council, council-controlled organisations and mana whenua. The analysis finds that rezoning the Future Urban zoned land in Wellsford North for urbanisation will form part of the solution to Auckland’s growth challenge.

The Structure Plan area is currently zoned primarily Future Urban zone, along with a combination of Residential – Single House, Rural – Countryside Living and Rural Production zones under the AUP. The Structure Plan area is located within the Rural Urban Boundary (RUB).

The Structure Plan sets out how Wellsford North can be developed to integrate with the existing Wellsford rural township.

2.2 The Structure Plan Area

The Wellsford North Structure Plan (“**Structure Plan**”) has a total site area of approximately 78.5ha, comprising approximately 53ha of Future Urban zoned land, 19ha of Rural Countryside Living, 1.2ha of Residential - Single House and 3.01ha of Rural Production zoned land at Wellsford North.

The Structure Plan area is a physically well-defined and contained area, bounded by SH1, the North Auckland Railway Line, and the existing Wellsford Residential area to the southwest of the Structure Plan area. The Structure Plan area is identified within the red outline shown in **Figure 7** below. The properties in blue, comprising a total area of 52.26ha) are owned by Wellsford Welding Club Limited (“**WWC**”).



Figure 7 Wellsford North Structure Plan area (red outline) and WWC landholdings (blue outline)

The land is currently zoned predominantly Future Urban, along with a combination of Residential – Single House, Rural – Countryside Living and Rural Production zones under the AUP, as shown in **Figure 8** below. Although the Structure Plan area is within the Future Urban zone, it has not been subject to a Council-led Structure Plan under the AUP yet.

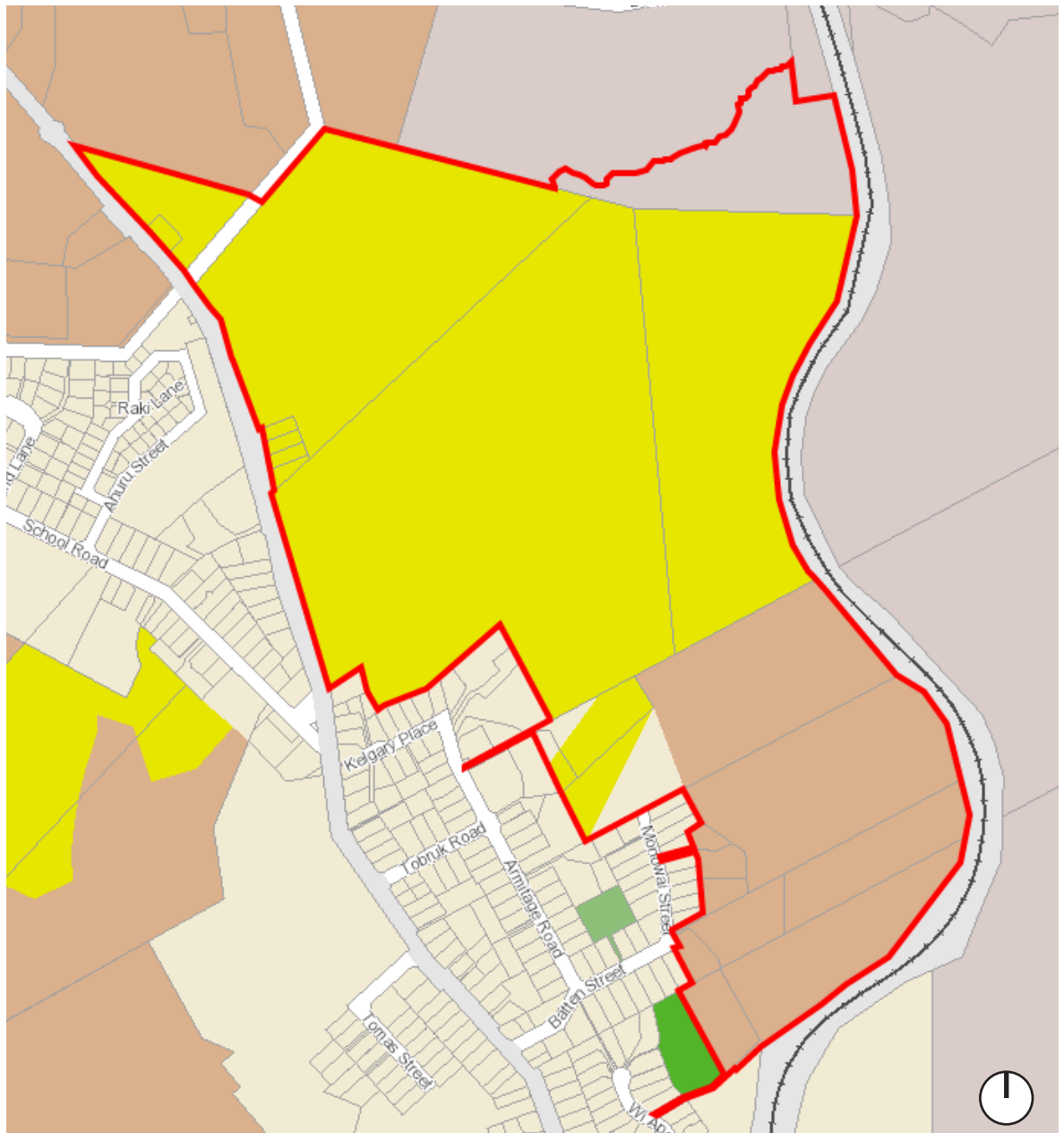


Figure 8 Auckland Unitary Plan zoning plan

Wellsford is a rural town, located approximately 80km north of Auckland CBD, and approximately 80km south of Whangarei. **Figure 9** below shows Wellsford in a wider regional context in relation to the northern part of the Auckland region and the southern part of the Northland region.

The Structure Plan area is strategically located in an area where growth and transformation are anticipated and planned for through the Future Urban zoning applied to the majority of the Structure Plan area and Auckland Councils strategic planning documents including the Future Urban Land Supply Strategy and the Auckland Plan 2050.

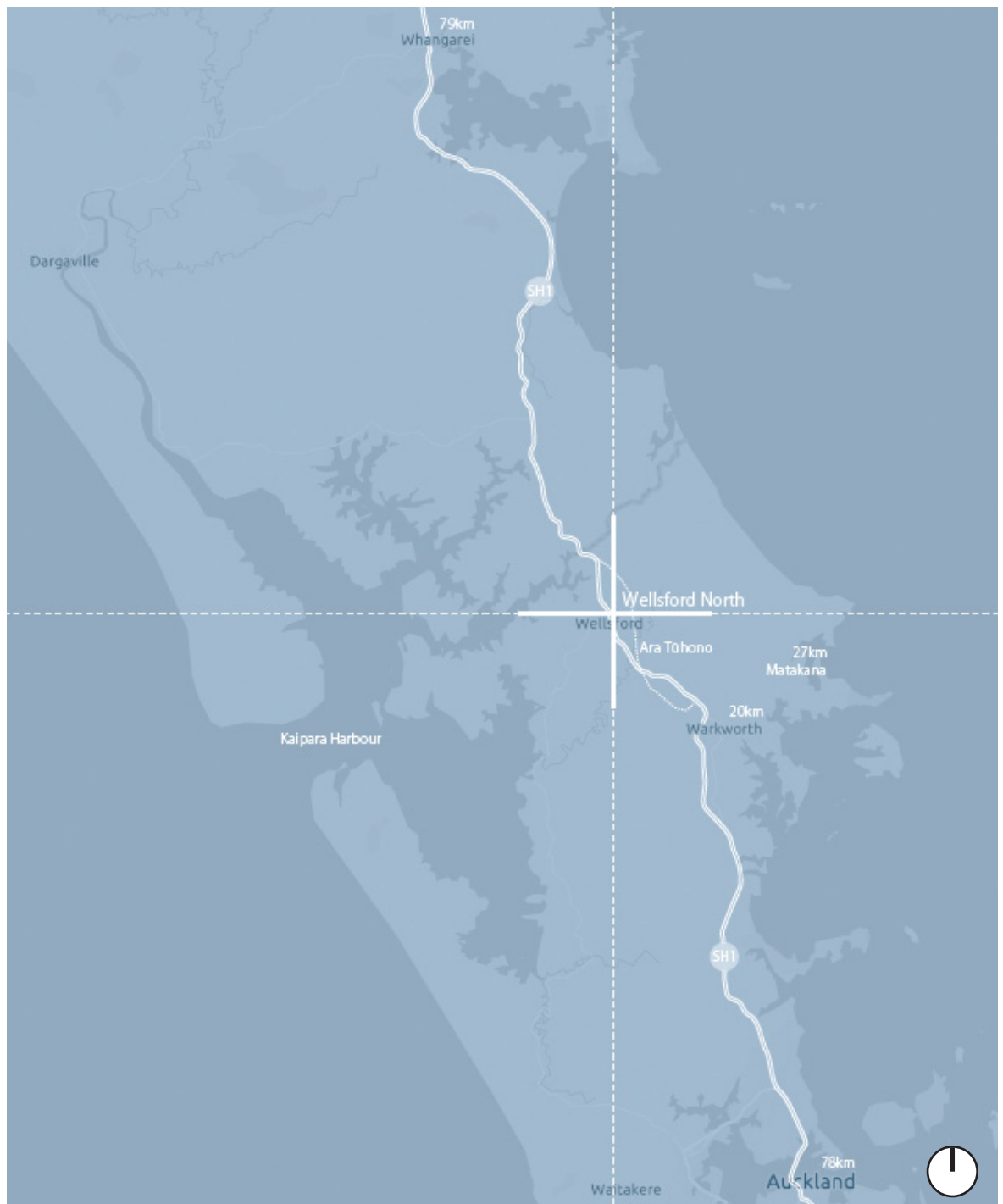


Figure 9 Wellsford Locality Plan

The Wellsford locality has previously been subject to a Structure Plan prepared by Auckland Council in 2011, as shown in Figure 10 below.

The previous Structure Plan identified the Future Urban zone in Wellsford North which is now subject to the 2022 Wellsford North Structure Plan. The 2022 Structure Plan builds on the previous work done, and takes into account the more recent growth, infrastructure and statutory planning context.

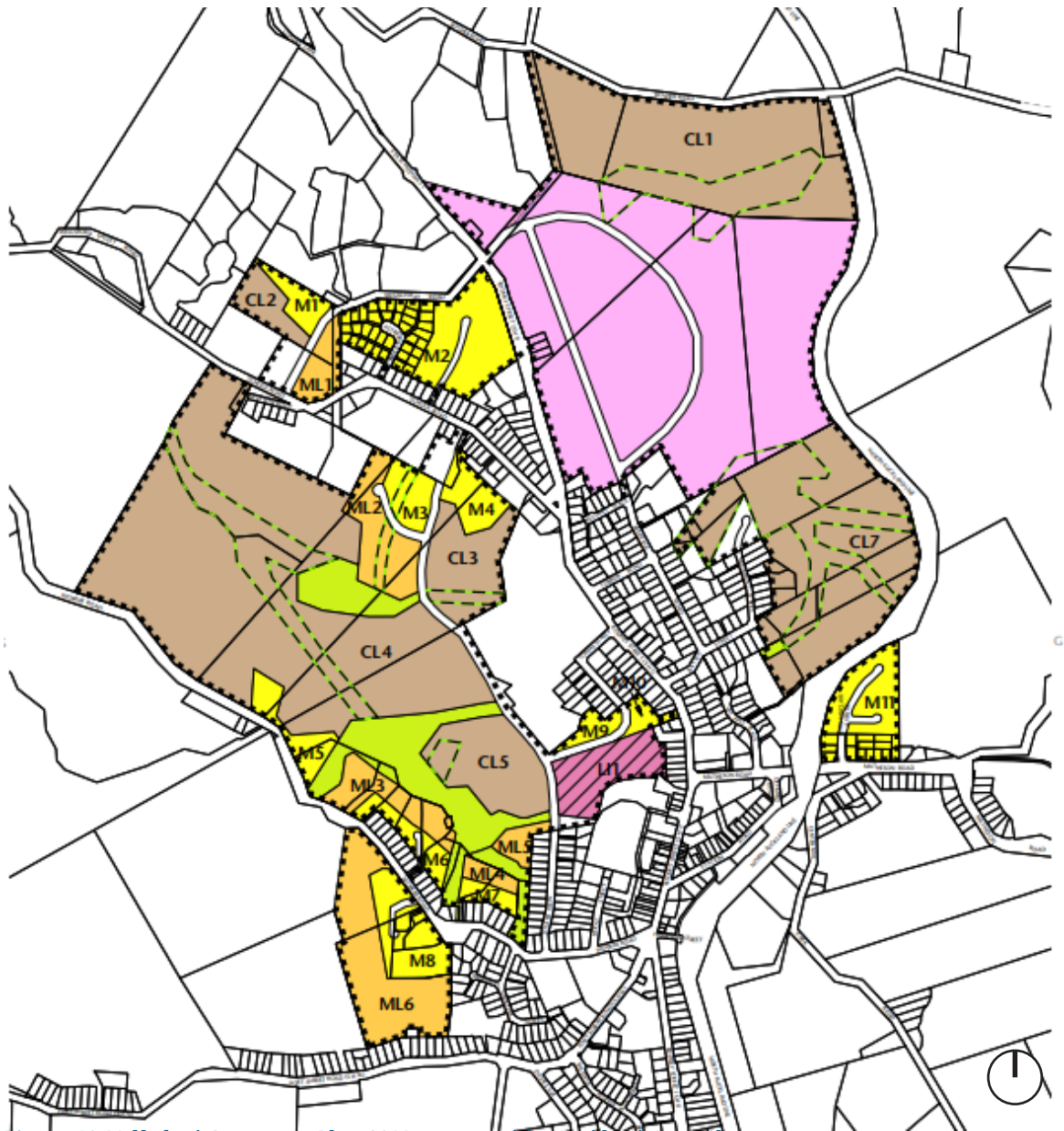


Figure 10 Wellsford Structure Plan 2011, prepared by Auckland Council

Legend

- | | | | | |
|---|---------------------------------|---|-------------------|---|
|  | Medium Intensity Urban |  | Development Units | |
|  | Medium-Low Intensity Urban |  | Development Units | |
|  | Countryside Living |  | Development Units | |
|  | Light Industry |  | Development Units | |
|  | Passive Reserve (park, walkway) | | | Sites Bounded by  |
|  | Conservation | | | are within a Structure Plan area |
|  | Future Urban | | | subject to Rules in Section 13.9 |

2.3 Wellsford Local Context

2.3.1 Land Uses and Character

The wider Wellsford area has a current population of approximately 2,000 people and features a mix of land uses inclusive of low-density urban, industrial, agricultural, and rural living. The existing Wellsford residential area which borders the south-eastern corner of the Structure Plan area is characterised by traditional single dwelling development.

The current land use within the Structure Plan is predominantly pastoral agriculture (dairy farming). There are several existing residential dwellings dotted along SH1.

2.3.2 Landform and Features

The site is mainly un-fragmented in terms of property ownership, with a large majority of the Structure Plan area (52.26ha) owned by the Wellsford Welding Club Ltd with the exception of a portion of land to the north-west of the site, which adjoins SH1 and has an existing unformed legal road bisecting through it, and the land directly to the south of the site which adjoins the North Auckland railway corridor.

The site is currently being used for pastoral grazing of agricultural animals and the site's rural character reflects this. The area is essentially a small water catchment in the wider area of the Kaipara Harbour catchment. The site falls from the south, west and east boundaries towards a stream corridor that sweeps through the site in a north-western direction. Vegetation within the area mainly follows the waterways, with a mix of poplars, willows and other typical rural stream side exotics with a lower mixture of carex species, flax and juncus along some stream margins.

A feature of the site is an area of native podocarp forest to the south of the site. This area of vegetation separates the southern and steeper upper catchment of the site, to that of the undulating and more accessible portion of the site to the north. The southern and steeper area features fingers of carex species, flax and juncus species as well as mature totara trees spotted throughout the short gullies.

When viewed from SH1, the site is contained by the demarcation of the rail corridor cut into the undulating pastoral landscape to the east, as the horizon is framed by Worthington Ridge, which is further east of the site and rail corridor.

2.4 Structure Plan Purpose

2.4.1 Background

Wellsford Welding Club Limited own the majority of land within the Structure Plan area. As the majority landowner within the Structure Plan area Wellsford Welding Club has instigated the structure plan process and is the applicant for the future Private Plan Change request.

2.4.2 What is a Structure Plan and what outcomes should a Structure Plan achieve?

Structure plans are an important method for establishing the pattern of land use and the transport and services network within a defined area. They enable a detailed examination of the opportunities and constraints relating to the land – including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards.

Structure planning enables the Council to identify, investigate and address the potential effects of urbanisation and development on an area's natural and physical resources. A structure plan forms the basis of changes to the AUP through the plan change process.

Structure planning of Wellsford North has been undertaken as the first stage of the Private Plan Change request process to rezone land from the existing Future Urban zone and Rural – Countryside Living zone to a mix of Residential zones with a small Neighbourhood Centre.

Appendix 1 of the AUP sets out what must be considered when structure planning, the content of the structure plan, and the supporting information that is required. The outcome of the structure planning phase is the production of a structure plan map that can be readily converted into a statutory planning format, producing zones and potential designations, as well as an indicative timing of development.

2.4.3 The Process for the Wellsford North Structure Plan

Wellsford Welding Club commenced the Structure Planning process in 2021. A series of technical reports and analysis have been commissioned in order to understand the opportunities and constraints in the Structure Plan area.

The reports and assessments prepared for the Structure Plan include the following:

- Neighbourhood Design Assessment
- Transport Assessment
- Engineering assessment that includes strategies for wastewater & water supply
- Stormwater Management Plan
- Soils Assessment
- Ecological assessments
- Geotechnical and Preliminary Contaminated Land Assessment
- Archaeological assessment

2.5 Urban Growth Context

The population of Auckland was 1,571,718 people at the time of the 2018 Census. The population in the Auckland region has consistently grown between the 2006-2018 Censuses. The Auckland region population is projected to account for about half of New Zealand's population growth between 2018 and 2048, with an increase of 648,000 people – from just over 1.6 million to just over 2.3 million. In the early 2030s, Auckland's population is projected to reach 2 million.

Within the 21 Auckland local board areas, 13 are projected to grow at a faster rate than the national average (0.8% a year) over the 30-year period (2018–2048) based on the medium projection.

[Rodney is the fastest growing local board area in Auckland at 2.3%.](#)

The challenge for Auckland is how to accommodate this growth with housing and jobs in a sustainable manner while delivering the integrated provision of infrastructure to support this growth.

Population in Auckland Region, 2006–18 Censuses

Category	2006 (count)	2013 (count)	2018 (count)
.	1,304,958	1,415,550	1,571,718

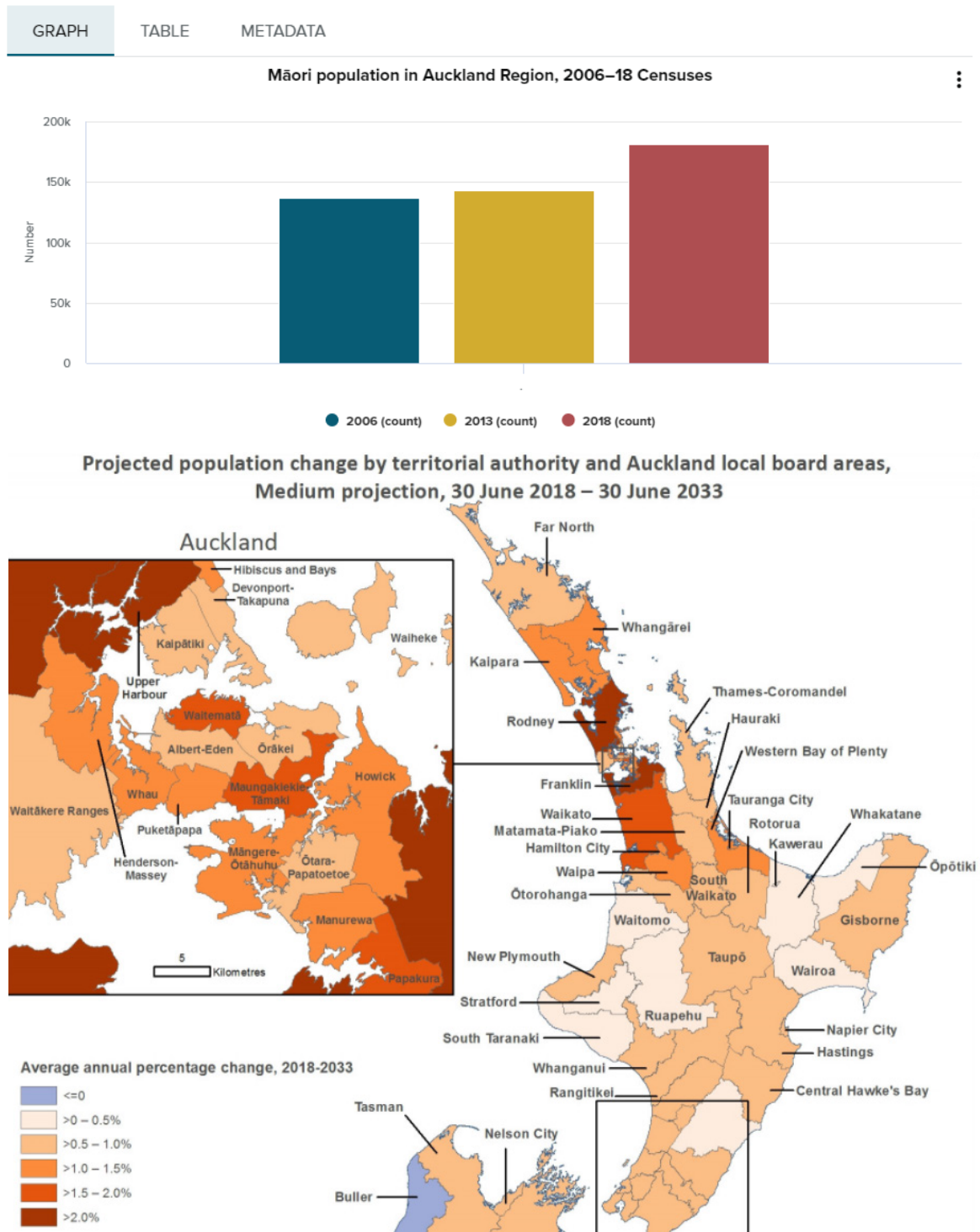


Figure 11 Population Figures

The Auckland Plan 2050 is Councils strategic document considering how we will address the key challenges of high population growth in Auckland. It adopts a quality compact approach to growth and development based on the following:

- future development will be focused within Auckland’s urban footprint, with most of that growth occurring in existing urban areas
- by 2050, most growth will have occurred within this urban footprint, limiting both expansion into the rural hinterland and rural land fragmentation.

To meet Auckland’s demand for housing over the next 30 years, a minimum target of 408,300 dwellings have been set to provide sufficient feasible development capacity. Around 62% of development over the next 30 years is anticipated within the existing urban area. The remaining development is anticipated to occur in future urban areas (32%) and in rural areas (6%).

Anticipated growth in population and dwellings (2018-2048)

	Population 2018 [1]	Population growth 2018 - 2048 [1]	Dwellings 2018 [1]	Dwelling growth 2018 - 2048 [1]	Feasible development capacity 2017 [2]
Existing urban area	1,486,000	443,300	491,700	195,000	117,500
Future urban area	44,200	243,400	15,300	99,000	114,800
Rural area	126,400	33,400	47,100	19,100	53,700
Total	1,656,600	720,100	554,100	313,100	286,000

Figure 12 Population Figures

The AUP anticipates significant growth in areas identified for future urban growth which includes the Wellsford North Structure Plan area. This Structure Plan responds to the demand for housing in the Rodney Local Board area, by enabling development in an area that has been strategically identified by the Council for future urban growth, in a way that cohesively integrates with the existing Wellsford urban area.



3.0 Strategic Planning Context

3. Strategic Planning Context

Appendix 1 of the AUP identifies several external documents to be taken into account (where relevant) in the preparation of a structure plan. These include a variety of national, regional and district level documents. In addition, it is considered there are several other documents that are relevant to the Wellsford North Structure Plan.

The documents relevant to this Structure Plan are addressed below.

3.1 Strategic Direction Overview for Urban Growth in Auckland

The Auckland Plan 2050, the Auckland Unitary Plan and the Future Urban Land Supply Strategy form the package of documents which set the strategic approach for providing for urban growth within the Auckland Region.

The Auckland Plan sets the strategic direction for how growth will be accommodated in Auckland to achieve a quality compact urban form. The Auckland Plan signals that Auckland's population could grow by another 720,000 people to reach 2.4 million people over the next 30 years, and that around 32 per cent of growth will be accommodated in future urban areas. Therefore approximately 99,000 dwellings are needed in the future urban areas to meet the regional growth challenge.

The AUP has identified approximately 15,000 hectares of rural land for urbanisation across the Auckland region. This land is zoned Future Urban zone. The AUP requires that before any Future Urban zoned areas are live-zoned as being ready for urban development, a structure plan will be completed. Future urban land forms an important component of the overall growth strategy for enabling Auckland's growth.

The Future Urban Land Supply Strategy (FULSS) identifies a programme to sequence future urban land over 30 years. The FULSS identifies Wellsford as development ready in years 2023-2027 (2nd half, Decade One).

3.2 Auckland Regional Policy Statement

The urbanisation of Wellsford North is provided for through the provisions of the operative Auckland Regional Policy Statement (**RPS**) which provide for the rezoning of future urban zoned land for urbanisation and the expansion of rural towns, via several objectives and policies. These are identified under the Urban Growth and Form chapter of the RPS within sections B2.2 and B2.6, and seek to enable growth and development by enabling rezoning of land zoned future urban to accommodate urban growth and to enable growth and development of existing or new rural coastal towns and villages.

The relevant objectives and policies are addressed below in this Structure Plan and confirm that the rezoning and urbanisation of the land within the Wellsford North Structure Plan is complementary to the relevant RPS objectives and policies.

[Chapter B2 – Urban Growth and Form](#)

The RPS identifies the issues, objectives and policies governing urban growth and form within the Auckland Region. The relevant provisions relating to the proposed rezoning of the existing Wellsford North Future Urban area are addressed below.

Section B2.2 - Urban Growth and Form

B2.2.2 Policies

(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.

Assessment – The Wellsford North Structure Plan area is predominantly zoned future urban, and the Structure Plan maps and technical reports address the Appendix 1 Structure Plan guidelines and support the rezoning of the site to enable urbanisation.

(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:

(a) support a quality compact urban form;

(b) provide for a range of housing types and employment choices for the area;

(c) integrate with the provision of infrastructure; and

(d) follow the structure plan guidelines as set out in Appendix 1.

Assessment – The Structure Plan supports a quality compact urban form, by enabling urbanisation of land that is immediately adjacent to the existing Wellsford urban area. The zoning pattern proposed in this Structure Plan will enable provision of a range of housing types, and the proposed village centre will provide local employment opportunities. The future development of the site will be integrated with the provision of infrastructure and this Structure Plan has been developed as a precursor to a plan change, in accordance with the structure plan guidelines set out in Appendix 1.

Section B2.6 - Expansion of Rural and Coastal Towns

B2.6.1 Objectives

(1) Growth and development of existing or new rural and coastal towns and villages to be enabled in ways that (paraphrased below):

(a) Avoids natural and physical resources, mana whenua sites, coastal environment or historic heritage/character elements that have been scheduled, unless growth and development protects or enhances such values:

Assessment - The potential development of the land does not affect any scheduled items, any significant ecological areas or mana whenua sites. The development will enhance and protect non-scheduled natural and physical resources of the site including the streams, wetlands and the stand of mature Totara trees which have moderate ecological value. The land is not located within immediate proximity to the coastal marine area.

(b) Avoid elite soils (LUC 1) and where practicable prime soils (LUC 2 and 3) which are significant for their ability to sustain food production:

Assessment – The Rural - Countryside Living and Rural – Rural Production zoned land is currently used for pastoral grazing. A Soil and Land Use Capability assessment has been undertaken by Land Systems, to assess the productive potential of the land. The analysis concludes that the land does not have high productive agricultural value. The NZLRI LUC map information maps the entire Structure Plan area as LUC sub-class 4e. There are no elite or prime soils.

(c) Avoid areas with significant natural hazard risks:

Assessment - This objective can be achieved by ensuring any future development is not located in areas with significant natural hazard risks. With regard to general geotechnical matters, the assessments to date confirm that structural stability construction methodologies will ensure any structures are safely constructed and therefore natural hazard risk can be avoided.

(d) Are consistent with the local character of the town or village and the surrounding area:

Assessment - Any future plan change can ensure the zoning and development outcomes are consistent with and complementary to the local character of the Wellsford rural town. The Structure Plan proposes integration with the existing urban development within the locality and also builds on all the positive elements of the existing township to create a strong community which is consistent with the character and amenity of the Wellsford township.

(e) Enables development and use of Mana Whenua resources for their economic well-being:

Assessment - Consultation and engagement with Ngāti Manuhiri and Ngāti Wai has included a site visit with representatives to discuss the Structure Plan and proposed Plan Change. Ngāti Manuhiri have prepared a supportive Cultural Values Assessment. This assessment will be addressed in detail as part of any future plan change for the land.

In addition, several other Iwi have been contacted to determine whether they are interested in engaging on this project. The other Iwi contacted are:

- Ngāti Maru
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei
- Te Kawerau ā Maki
- Te Rūnanga o Ngāti Whātua
- Te Uri o Hau
- Ngāti Te Ata

Should any of these Iwi express an interest in being consulted and engaged in the project, consultation with these parties will be progressed and included as part of the Plan Change consultation process.

The associated policies that give effect to the above objective are outlined below. In summary the policies seek to:

(1) Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that:

- (a) Maintains or enhances the character of any existing town or village*
- (b) Incorporates adequate provision for infrastructure*
- (c) Avoids locations with significant natural hazard risks where those risks cannot be adequately remedied or mitigated*
- (d) Avoids elite soils (LUC 1) and avoids where practicable prime soils (LUC 2 and 3) which are significant for their ability to sustain food production*
- (e) Maintains adequate separation between incompatible uses*
- (f) Is compatible with natural and physical characteristics including the coastal environment*
- (g) Provides access to the town or village through a range of transport options including walking and cycling*

Assessment - The majority of the above policies give effect to the matters raised in objectives relating to urban growth of rural towns that are considered above. The proposed Structure Plan maps and associated technical reports ensure the above policy outcomes are achieved. The Structure Plan maps identify proposed land use zoning, ecological and stream network, pedestrian, cycle and private vehicle movement, street hierarchy and the open space network.

Additionally, the above policy requires consideration of access through a range of transport options. Enhanced walking/cycling connections that align with the Wellsford Greenways Plan facilities have been considered and form part of the Structure Plan.

The Structure Plan also ensures adequate separation distances are provided for potentially incompatible uses. For example, urban development is adequately separated from streams and their margins and potential natural wetlands, through extensive ecological areas (between 20m-40m ecological areas) adjacent to all streams. Specific methodologies will be employed to ensure any construction related effects (including erosion and sediment management measures) and stormwater discharges are avoided, remedied or mitigated.

(2) Avoid locating new or expanding existing rural and coastal towns and villages in or adjacent to areas that contain significant natural and physical resources, that have been scheduled, unless growth and development protects or enhances such resources by including any of the following measures:

a) The creation of reserves

b) Increased public access

c) Restoration of degraded environments

d) Creation of significant new areas of biodiversity

e) Enablement of papakainga, customary use, cultural activities and appropriate commercial activities.

Assessment - There are no scheduled items within the area of land that is proposed to be rezoned for urbanisation. Regardless, the Structure Plan includes reserves, ecological areas and open spaces, including significant buffers adjacent to streams as well as a greenway cycleway. Further, from an ecological perspective, it is proposed that the permanent streams, wetlands and native mature Totara trees will be restored and enhanced as part of the development of the land. The restoration of these areas will create significant new areas of biodiversity through the removal of pests and weeds, replanting, maintenance and protection.

With regard to customary use and cultural activities, these can be implemented as part of the consultation and engagement process that is being undertaken with Ngāti Manuhiri and Ngāti Wai and other Iwi that may wish to be consulted through the Plan Change process.

(3) Enable the establishment of new or significant expansions of existing rural and coastal towns and villages through the structure planning and plan change process in accordance with Appendix 1 Structure Plan guidelines.

Assessment - This report addresses the structure planning requirements set out in Appendix 1 of the AUP. Further, the Structure Plan maps and technical reports address the Appendix 1 Structure Plan guidelines and support the expansion of the Wellsford Rural town.

(4) Enable small scale growth of and development of rural and coastal towns without structure planning.

Assessment - The scale of growth and development within the Structure Plan area that is not zoned Future Urban is of a small scale, however has been integrated within the Structure Plan as a requirement to rezone land zoned Future Urban.

(5) Enable papakainga, marae, customary use and cultural activities and appropriate commercial activities on Maori land and on other land where Mana Whenua have collective ownership.

Assessment - The matters outlined in the above policy can be addressed through the engagement process currently being undertaken with Mana Whenua.

The Regional Policy Statement also provides the following explanation at B2.9:

Urban growth in rural and coastal towns and villages is also anticipated and provided for, but at a much lesser scale than in the main urban areas. Extensions to towns and villages, and proposals for new towns or villages, must be considered against factors including ensuring compatibility with existing local character, the protection of areas with identified values (including areas of land containing elite soils) and the avoidance of areas with significant natural hazards. Changes of zoning to accommodate such growth will be the subject of structure planning processes, as for other plan changes.

Overall, the urbanisation of the land within the Structure Plan area would give effect to the relevant objectives and policies in the above sections for the following reasons:

The proposal will facilitate improved social outcomes through the potential development of a variety of housing types, including affordability benefits (which will result in a variety of occupants ranging from families with children, working professionals as well as empty nesters and the elderly), a new village centre at the heart of the Structure Plan area to support the Wellsford North community, community and recreation facilities, including extensive ecological areas and open spaces throughout the Structure Plan area. This in turn will lead to greater social and cultural cohesion and vibrancy.

A quality-built environment will be achieved through the implementation of existing AUP zones. These zones contain activity rules, development standards, matters for discretion and assessment criteria, which will ensure a quality-built environment.

Residential growth would be provided for adjacent to an existing urban area and the proposed village centre will provide local services for the community. Residential intensification would be enabled in proximity to Ara Tūhono, Puhoi to Wellsford, improving accessibility and connectivity of Wellsford with the wider Auckland region.

Better maintenance of rural character and rural productivity can be achieved by utilising the railway in the eastern and southern portion of the site as a natural topographical edge of the urban area. On the western boundary SH1 provides a logical boundary, and in the north the permanent stream forms a sensible natural boundary between rural and urban areas. This is consistent with Policy B2.2.2(2)(m) which requires the RUB to be aligned with strong natural boundaries or human elements.

Chapter B3 – Infrastructure, Transport & Energy

This section focuses on ensuring sufficient infrastructure is provided to enable economic growth and reverse sensitivity effects are avoided or managed. In terms of transport, the provisions seek to enable the development, operation, maintenance and upgrading of the transport infrastructure and that transport be integrated with land use. The RPS also promotes energy efficiency and conservation.

Overall, it is considered that the proposed development will give effect to these RPS objectives and policies as it is proposed to deliver and fund the required transport infrastructure upgrades as they are required through the stages of development of the live zoned land.

Chapter B6 – Mana Whenua

This section contains a comprehensive summary of the obligations to mana whenua and iwi in the development and future planning of the Auckland Region. The principles of the Treaty of Waitangi are clearly outlined in addition to the protection of mana whenua culture, landscapes and historic heritage. Issues of active participation in sustainable management of natural and physical resources and cultural/commercial redress are set out in the RPS. As identified above, initial engagement with Ngāti Manuhiri Ngāti Wai has been undertaken, and this relationship will continue through the planning and development process.

Chapter B7 – Natural Resources

The ecological assessment identifies important ecological habitats on land, including streams and wetlands and a mature stand of Totara trees. The RPS provisions require the protection, maintenance and enhancement in certain circumstances of these areas. The Structure Plan ensures that these natural resources will be protected and enhanced through extensive ecological areas adjacent to identified natural resources within the Structure Plan area.

The National Policy Statement and National Environmental Standards for Freshwater Management will be given effect to, as will the AUP water quality objectives and policies. It is considered that rezoning and development of the sites gives effect to these policies as they have been addressed and provided for in the measures and mitigation recommendations detailed in the ecological assessments that support this Structure Plan.

Chapter B9 – Rural Environment

These provisions require the protection of productive soils and the protection of rural towns and villages from inappropriate subdivision, use and development. These matters are addressed below in this Structure Plan and in the relevant technical assessment. It is considered that the urbanisation of the land is appropriate within the context of the productive soils assessment that has been undertaken. The Structure Plan area does not contain any elite (LUC 1) or prime (LUC 2 and 3) soils.

Overall, it is concluded that the urbanisation of Wellsford North as proposed within this Structure Plan is complementary to the RPS and gives effect to the RPS.

3.3 The Auckland Plan 2050

The Auckland Plan 2050 (Auckland Plan) provides a long-term spatial plan for Auckland looking ahead to 2050. It is council's key strategic document which sets the Council's social, economic, environmental and cultural objectives. Direction 1 for Homes and Places seeks to develop a quality compact urban form to accelerate Auckland's growth. A quality compact approach to future development will be achieved by:

- enabling sufficient capacity for growth across Auckland;
- embedding good design in all developments and new housing;
- sequencing and prioritising what gets delivered;
- leveraging existing infrastructure investments; and
- aligning the timing of infrastructure provision with development.

A key component of the Auckland Plan is the Development Strategy which sets out how future growth will be accommodated up to 2050 and how Direction 1 for Homes and Places will be achieved. The Auckland Plan focusses new development in existing urban areas and provides for 'managed expansion' into future urban areas to maintain Auckland's rural productivity and limit urban sprawl. This managed expansion is with reference to structure planning processes.

The Auckland Plan signals that over the next 30 years Auckland could grow by another 720,000 people to reach 2.4 million.

To meet the challenges associated with population growth in Auckland, the Auckland Plan anticipates that land for an additional 320,000 dwellings and approximately 270,000 additional employment opportunities will be needed to support this growth. Part of that growth will occur in northern Auckland greenfield areas.

The Auckland Plan aims to provide sufficient capacity for up to 140,000 dwellings in newly established communities in future urban areas, managed by the Rural Urban Boundary. Wellsford is identified as one of the greenfield areas for future growth in the north, being zoned by the Council as Future Urban, and located within the Rural Urban Boundary. The Auckland Plan describes Wellsford in 2050 as a future 'boom town' due its position on higher ground.

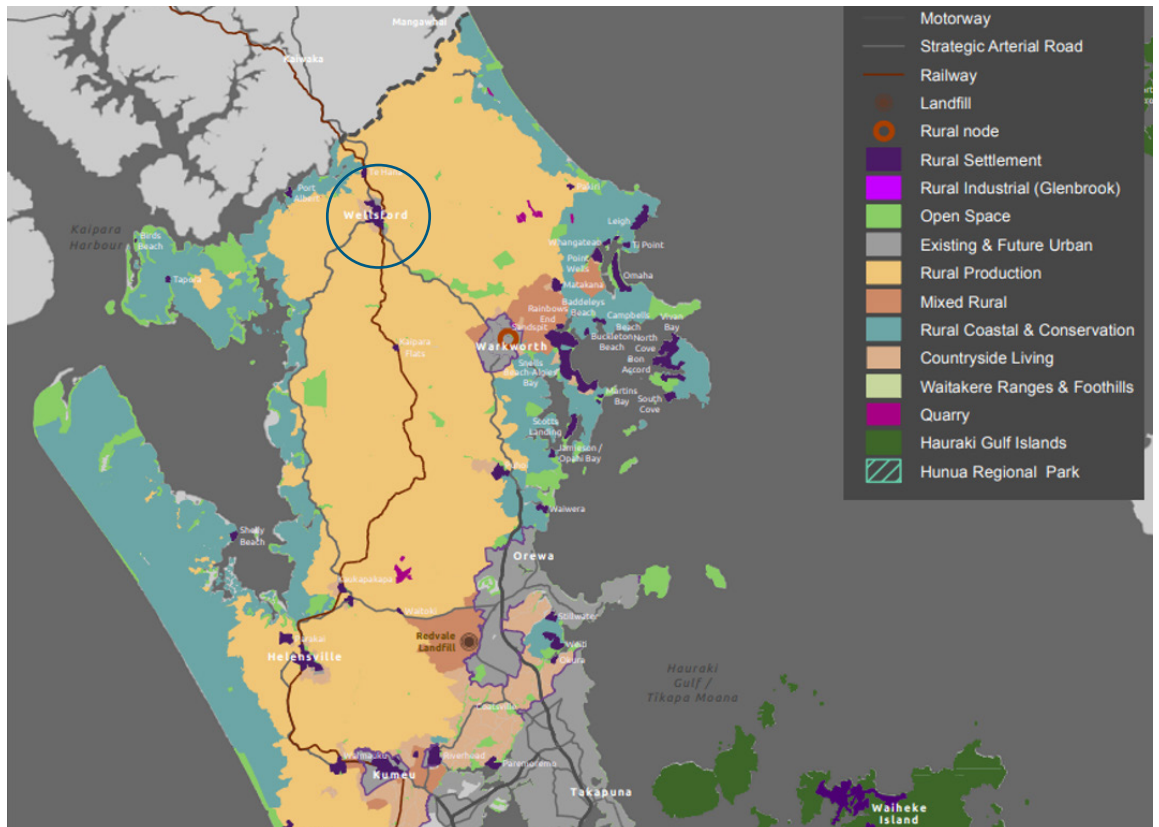


Figure 13 Auckland Plan Rural Settlement and Existing and Future Urban Areas

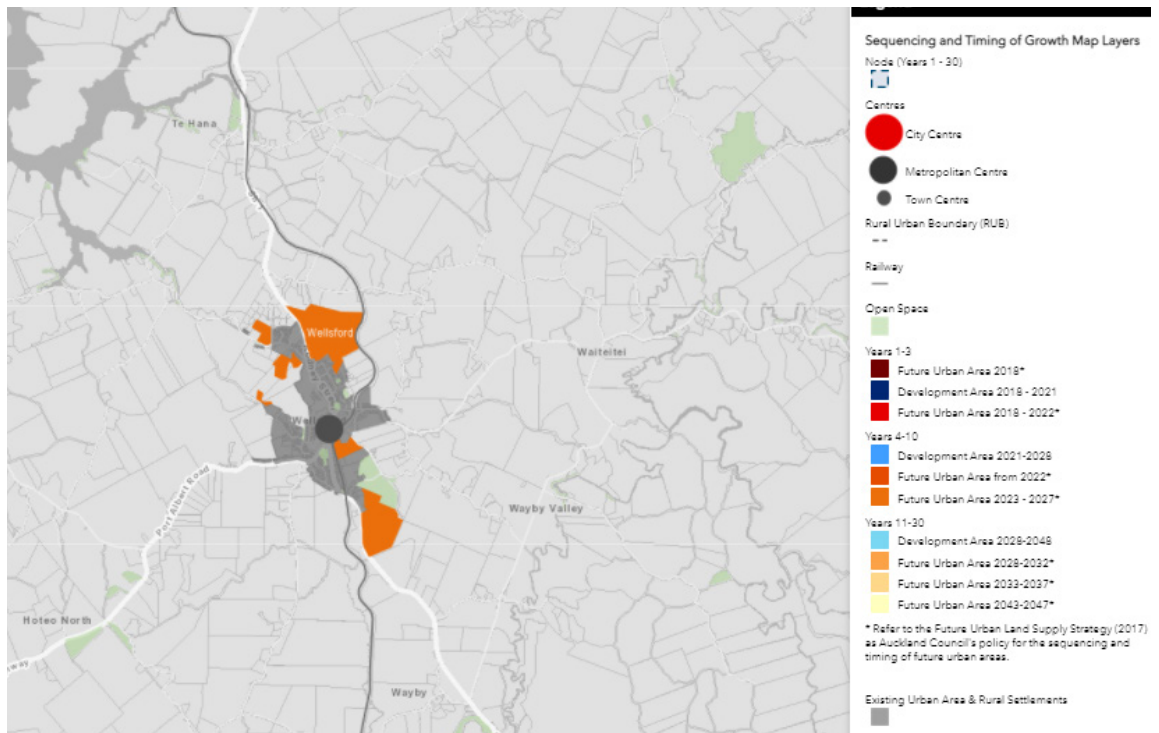


Figure 14 Auckland Plan Wellsford Area

3.4 Future Urban Land Supply Strategy 2017

The council’s Future Urban Land Supply Strategy (“FULSS”), refreshed in July 2017, implements the Auckland Plan and identifies a programme to sequence future urban land over 30 years. The strategy relates to greenfield land and ensures there is 20 years of supply of development capacity at all times and a seven-year average of unconstrained and ready to go land supply. ‘Ready to go’ land is land with operative zoning and bulk services in place such as the required transport and water infrastructure.

The FULSS informs the council’s infrastructure funding priorities and feeds directly into the council’s long-term plans, annual plans and other strategic documents.

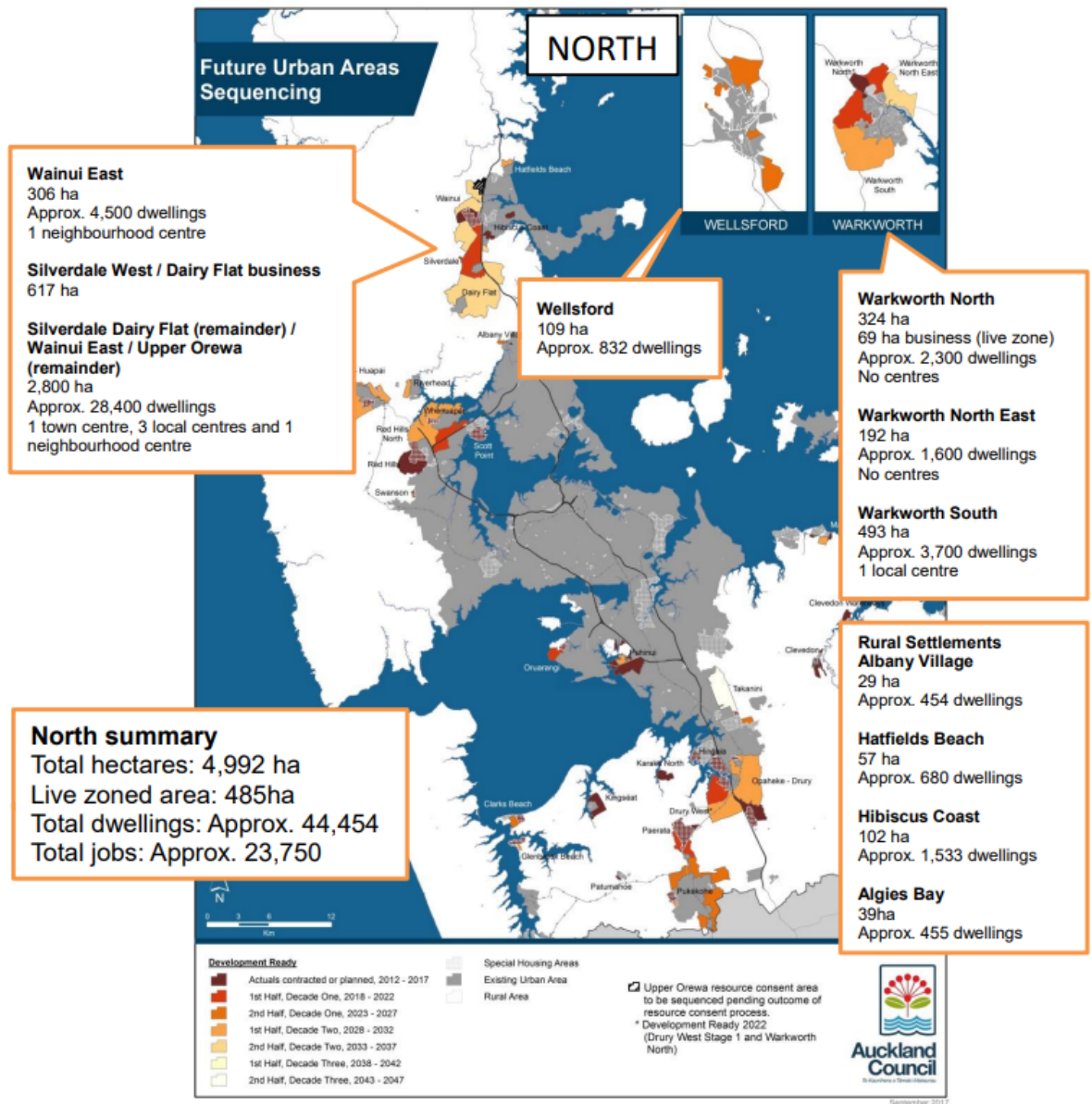


Figure 15 Future Urban Land Supply Strategy - North Map

The Future Urban Land Supply Strategy:

- identifies Wellsford as development ready in the second half of Decade One, that being years 2023-2027; and
- anticipates the total Wellsford Future Urban area identified in the July 2017 strategy as having an approximate capacity of 832 dwellings.

FULSS

Wellsford
2nd half, Decade One, 2023-2027

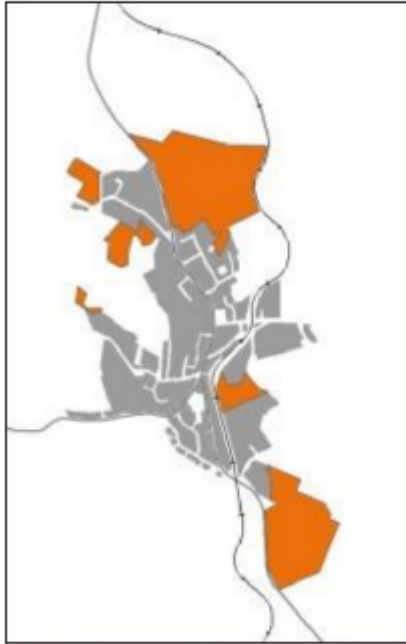


Figure 16 Future Urban Land Supply Strategy - Wellsford

The Wellsford North Structure Plan area has been included within the FULSS as it is located in a strategic location for future growth, and is located within the Rural Urban Boundary. This Structure Plan aligns with the timing anticipated for development within Wellsford in Auckland Councils FULSS.

3.5 National Policy Statement and National Environmental Standards

3.5.1 National Policy Statement - Urban Development

The National Policy Statement on Urban Development 2020 (NPS:UD) came into force on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPS:UD has assessed all the local authorities within the country and classified them as either Tier 1, Tier 2 or Tier 3, with Tier 1 referencing the largest local authorities in New Zealand (including Auckland Council). The NPS provides direction to decision-makers under the RMA on planning for urban environments, with particular focus on:

All local authorities that have all or part of an urban environment within their district or region (Tier 1, 2 and 3 local authorities)- Auckland is a Tier 1 Authority; and Planning decisions by any local authorities that affect an urban environment;

The NPS:UD sets out objectives and policies that apply to all decision-makers when making planning decisions that affect an urban environment. The general themes relating to the objectives and policies are as follows:

- The purpose of the RMA 1991
- Housing affordability
- Regional Policy Statement
- Diversity and changing needs of New Zealand public
- Treaty of Waitangi

- Local authority decisions
- New Zealand's urban environments

Future Development Strategy

The NPS:UD requires local authorities with jurisdiction over major urban areas (i.e. Auckland Council) to produce a strategy that shows **how** and **where** they will provide for future development. This is referred to as a Future Development Strategy (**FDS**). While an FDS has yet to be prepared by Auckland Council, the Auckland Plan and Future Urban Land Supply Strategy (FULSS) provide direction regarding the growth pattern and staging for Auckland. The FULSS envisages urban growth on the site subject to the development of a structure plan in the 2nd half of Decade One (2023-2027).

Recognising that the provision of development capacity is often limited to infrastructure funding, the FDS is aimed to be clear about where development can go, how the infrastructure to support it will be provided, and the local authority's contribution to that infrastructure. The FDS can also identify where funding needs to come from somewhere else, including where private capital investment can release capacity.

Under **Policy 2**, Tier 1 local authorities of which Auckland is one of, must provide at least sufficient development capacity to meet expected demand for housing in the short, medium and long term. A significant shift proposed within the NPS - Urban Development is that local authorities in major urban centres must now set a bottom line in their plans, for the total development capacity needed to meet estimates for demand and additional margins as calculated in the Housing and Business Development Capacity Assessments (**Policy 7**). The term 'bottom line' replaces the previous use of 'target' under the NPS - Urban development Capacity, to reflect that this is a minimum amount, and that more is better.

Policy 8 seeks to ensure that local authorities are responsive to Plan Changes that would add significantly to development capacity and contribute to well-functioning urban developments.

This Structure Plan and the development of the identified area for urban land uses will give effect to the NPS-UD in that it will add significantly to development capacity in a way that supports well-functioning urban developments. Development within the Wellsford North Structure Plan area will result in, up to, an additional 1,050 dwellings in the short-medium term.

Additional infrastructure improvements that will assist with unlocking development in the area that are planned but not currently funded/consented include the Wellsford Wastewater Treatment Plant Upgrade and the Wellsford Water Connection Upgrade.

A funding agreement is currently being developed between Watercare and Wellsford Welding Club, confirming how the necessary Wastewater treatment infrastructure that will enable the development of up to 600 additional new dwellings in Wellsford will be funded.

3.5.2 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 ("NZCPS") contains objectives and policies relating to the coastal environment to achieve the purpose of the RMA. The NZCPS is applicable to this Structure Plan as the Kaipara Harbour is the ultimate receiving environment for the streams which drain the Structure Plan area.

This Structure Plan and development of the identified area for urban land uses will give effect to the NZCPS in that any future land use activities will need to comply with the Auckland-wide stormwater quality and Stormwater Management provisions which will manage sediment and contaminant runoff, which could make its way into the coastal receiving environment. Further mitigation measures will be considered as part of a future resource consent process via the certification requirements of the Council's regional Network Discharge Consent.

3.5.3 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (NPS-FM 2020) contains new requirements, including:

- Managing freshwater in a way that ‘gives effect to Te Mana o te wai through involving tangata whenua, and prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.
- Improve degraded water bodies.
- An expanded national objectives framework.
- Avoid any further loss or degradation of wetlands and streams.
- Identify and work towards target outcomes for fish abundance, diversity and passage and address in-stream barriers to fish passage over time.
- Set an aquatic life objective for fish and address in stream barriers for fish over time.
- Monitor and report annually on freshwater.

Development of this Structure Plan and areas identified for urban development have been considered in detail as part of the ecological assessment undertaken for the land.

The Wellsford North Structure Plan will result in the protection and enhancement of wetlands and permanent and intermittent streams. Future land use activities will need to comply with the relevant standards under the NES-FM 2020 and AUP with respect to streams, wetlands and for discharges etc. and this will ensure that the effects of activities on water quality and water quantity are appropriately managed.

3.5.4 National Policy Statement on Electricity Transmission 2008

The NPS - Electricity Transmission sets out the objective and policies to manage the effects of the electricity transmission network. The NPS recognises the importance of the National Grid network by enabling its operation, maintenance, and upgrade, and establishing new transmission resources to meet future needs.

The north-western portion of the Structure Plan area is traversed by the National Grid Corridor overlay and a 110kv Transpower Transmission Line. The National Grid Corridor overlay applying under the AUP gives effect to the NPS by controlling the location of activities, and the extent of subdivision and development near the National Grid Line.

3.5.5 Proposed National Policy Statement – Highly Productive Land

In August 2019 the Ministry for the Environment and the Ministry for Primary Industries released the proposed National Policy Statement for Highly Productive Land (NPS – HPL).

The purpose of the proposed NPS-HPL is to improve the way that highly productive land is managed under the RMA. It does not provide absolute protection of highly productive land, but rather it requires local authorities to proactively consider the resource in their region or district to ensure it is available for present and future primary production.

The purpose of the NPS-HPL is to:

- recognise the full range of values and benefits associated with its use for primary production;
- maintain its availability for primary production for future generations; and
- protect it from inappropriate subdivision, use and development.

A preliminary desktop soil and land use capability assessment has been undertaken by Landsystems who are soil quality experts. The Landsystems report has found that the Structure Plan area is unlikely to be underlain by elite or prime soils due to the slopes within the Structure Plan area and limitations to soil drainage.

The land that has been zoned by the Council as Future Urban has been, through the zoning process, identified as suitable for urban development.

3.5.6 National Environmental Standard – Freshwater Management

The NES-FM came into force on 3 September 2020 and set requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. Anyone carrying out these activities will need to comply with the standards.

Significant technical analysis has been undertaken to appropriately address freshwater habitats within the site including wetlands and watercourses. The Structure Plan is consistent with the provisions of this national environmental standard and future development activities will need to be assessed against the standards.

3.5.7 National Environmental Standard – Contaminated Land

Under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health any sites where activities on the Hazardous Activities and Industries List have occurred must be identified. This NES provides a nationally consistent set of controls and soil contaminant standards to ensure land affected by contaminants in soil is appropriately identified and assessed before it is subdivided or developed.

3.5.8 National Environmental Standard - Sources of Drinking Water 2008

Water supply to the Structure Plan area will be from the existing public water supply as well as the new bore that Watercare are currently applying for consent for, and will be accessed within the road reserves of Rodney Street, Kelgary Place, Armitage Place, Batten Street and Monowai Street. The Structure Plan does not compromise the outcomes sought to be achieved by this NES.

3.5.9 National Environmental Standards - Air Quality

This NES is implemented through the air quality provisions in the AUP. There are no known air quality standard issues in the Structure Plan area.

3.6 Auckland Unitary Plan (Operative in Part)

The AUP is the primary statutory planning document for Auckland and guides the use of Auckland's natural and physical resources, including land development. It is comprised of the RPS, Regional Coastal Plan, Regional Plan and District Plan.

The AUP provides the regulatory framework for managing Auckland's natural and physical resources while enabling growth and development and protecting matters of national importance. The RPS sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. It includes objectives, policies and methods to achieve a quality compact urban form through the implementation of a Rural Urban Boundary to define the extent of urban growth to 2040, of which the Wellsford North Structure Plan area is located within.

The Future Urban zone, which applies to the majority of the Structure Plan area, is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban zone is a transitional zone, which until the site has been rezoned for urban purposes, cannot be used for urban activities.

Appendix 1 to the AUP provides guidance on the matters to be addressed in preparing Structure Plans, which are directed through the policy framework, to be the precursor to a Council initiated; or a private plan change application. This Structure Plan has followed the framework directed through Appendix 1 to the Unitary Plan – Structure Plan Guidelines.

3.6.1 Existing Auckland Unitary Plan Provisions

The existing AUP provisions that apply to the site are outlined below.

The site is located primarily within the Future Urban zone, with Residential – Single House and Rural – Countryside Living zones in the southern portion of the site as well as an area zoned Rural – Rural Production zone in the north eastern portion of the site, see current zoning plan below.

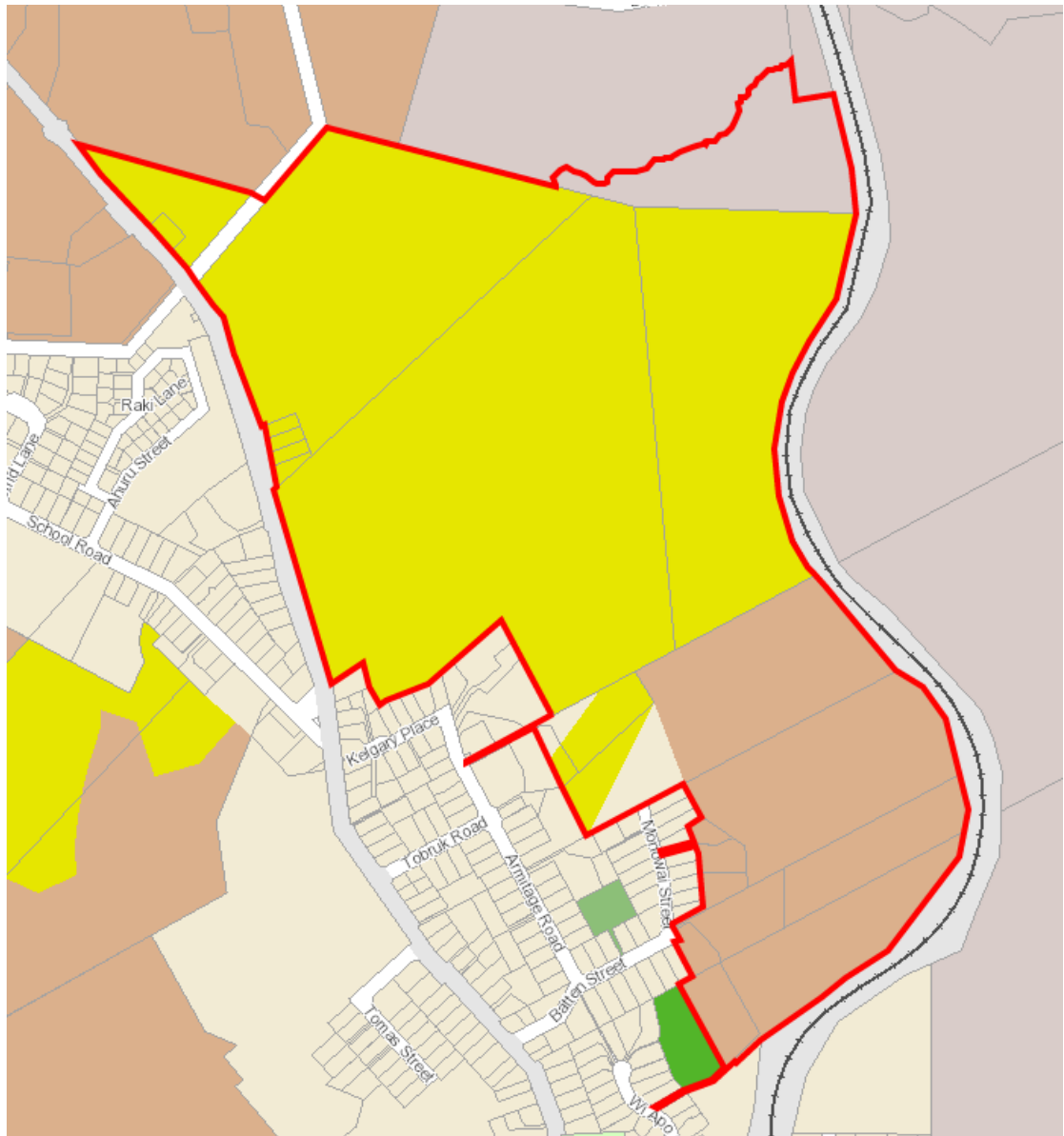


Figure 17 Existing Auckland Unitary Plan zoning

The Structure Plan area is subject to a variety of overlays and controls. These are identified in the map below and include:

- Infrastructure: National Grid Corridor Overlay – National Grid Yard Uncompromised;
- Infrastructure: National Grid Corridor Overlay – National Grid Subdivision Corridor;
- Natural Heritage: Notable Trees Overlay – 2353, Hoop Pine, Dawn Redwood, Liquidambar, Unverified position of tree;
- Natural Heritage: Notable Trees Overlay – 2352, Cypress, Verified position of tree;

- Natural Heritage: Notable Trees Overlay – 2352, Cypress, Verified position of tree;
- Controls: Subdivision Variation Control – Rural, Wellsford Countryside Living;
- Controls: Macroinvertebrate Community Index – Exotic;
- Controls: Macroinvertebrate Community Index – Rural; and
- Controls: Macroinvertebrate Community Index – Urban.

The proposed plan change will address these provisions as part of the rezoning of the site and will provide for the management and enhancement of the natural environment as well as the establishment of a well-functioning urban environment through a careful and balanced planning approach

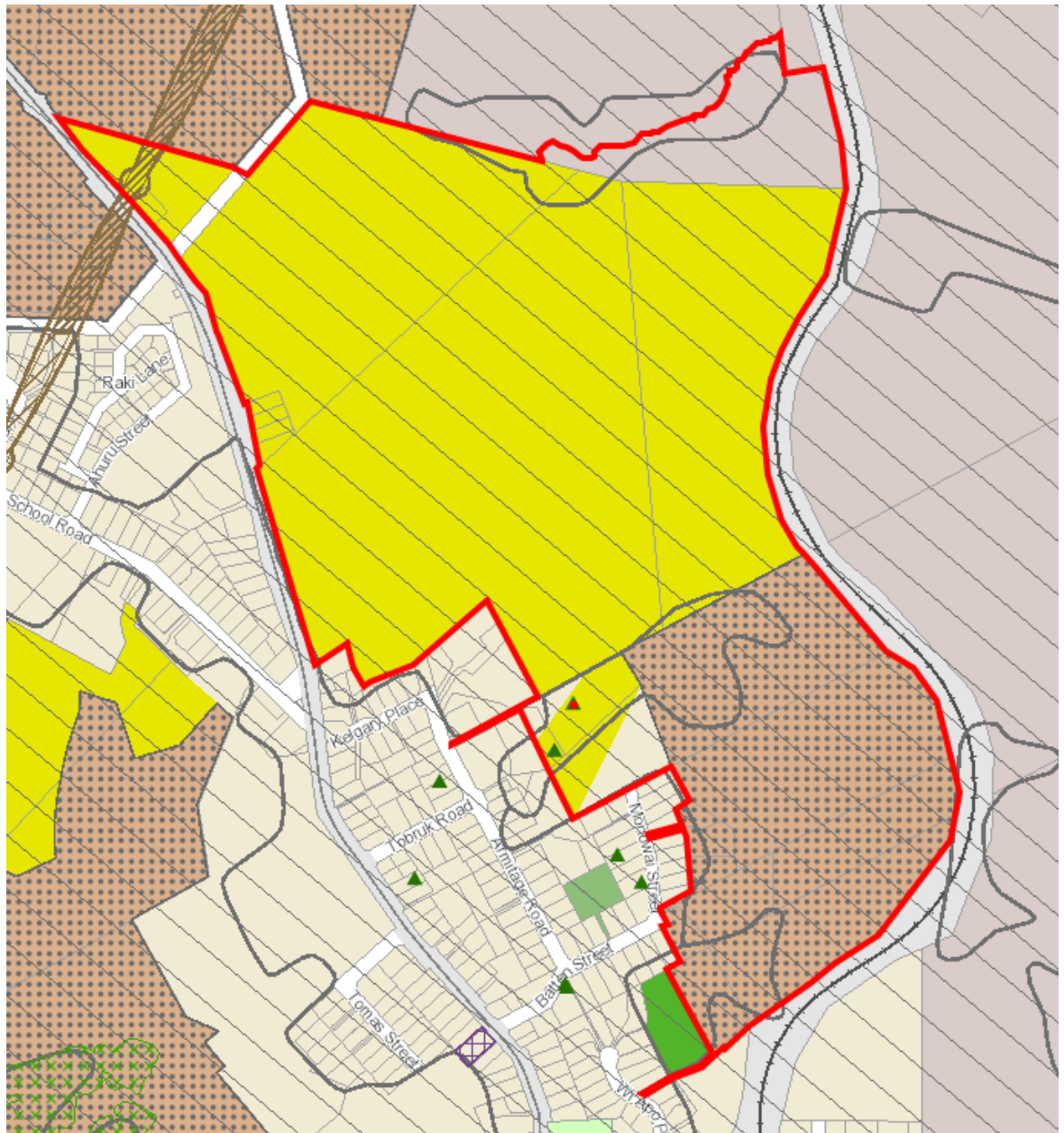


Figure 18 Overlays and Controls in the AUP that apply to the site

3.7 Auckland Council Long-Term 2021 - 2031

The council's Long-Term Plan ("LTP") 2021-2031 was adopted in June 2021.

The LTP highlights that Auckland is growing at pace, and that as our community grows, so too do the demands that we place on our infrastructure. Population growth in Auckland has consistently exceeded

forecasts, presenting challenges with demand for new housing, increasing congestion on roads and pressures on the natural environment.

In addition to the LTP, in light of the COVID-19 pandemic, Auckland Council released an Emergency Budget 2020/2021 (Annual Plan). No projects of specific relevance to the Wellsford North Structure Plan were identified. However, the general urban and rural road safety improvements and infrastructure are relevant to the Wellsford North Structure Plan.

3.8 Rodney Local Board Plan (2020)

The site is located within the Rodney Local Board area. The Rodney Local Board has been informed of the proposed development of the land, and will be consulted with through the duration of the development of the Structure Plan area, including as the Plan Change request is prepared.

The key outcomes from the 2020 Rodney Local Board Plan that are relevant to the Wellsford North Structure Plan are set out below:

Outcome 1: Safe, improved transport options connect our communities

Our transport infrastructure keeps pace with the needs of our communities, and public transport is accessible. People can access walkways, cycleways and bridleways close to where they live. Our roads are safe and well maintained.

Outcome 2: Our natural environment is healthy and protected

Our coast, waterways and natural environment are our taonga / treasures. They are healthy and clean, with thriving biodiverse ecosystems. Communities look after our environment by eradicating pests, carrying out restoration work, and minimising waste. They are active in reducing their carbon emissions and living sustainably to combat climate change.

Outcome 3: Infrastructure and development meets the needs of our growing communities

Our towns and villages are vibrant and attract people to shop and work locally. People are proud of their local area and its unique character. New development is planned carefully to consider current communities and meet future needs.

Outcome 4: Our communities are resilient and have access to what they need

Our communities are resilient, supportive of each other and prepared for emergencies. They take a lead in organising events and activities. Our facilities and programmes meet the needs of our growing and changing communities.

Outcome 5: Our local parks and recreation facilities meet the needs of our growing community

Our local parks, sport and recreation facilities cater to a wide range of interests and abilities. They are enjoyable places to visit, and relax or be active in. They are easily accessible and meet the demands of our current and future generations.

The Wellsford North Structure Plan has taken into account these desired outcomes and it is noted that they are generally addressed by the statutory planning documents applying to the area.

Key initiatives that apply to Wellsford in the Rodney Local Board Plan include:

- Support enhancement projects for growth areas, including Dairy Flat, Helensville, Kumeū-Huapai, Warkworth and Wellsford.

- Support local business communities, business associations and business improvement districts (BIDs) to thrive, including the Wellsford business community to meet the challenges of the SH1 extension bypass to Te Hana.
- Continue to develop and deliver plans for key parks such as Wellsford Centennial Park and Green Road in Dairy Flat.

3.9 Wellsford Greenways Plan

The Wellsford Greenways Plan was adopted by the Rodney Local Board in 2015 and outlines the long-term Greenways for the Wellsford area.

The Wellsford Greenways network is a visionary and guiding document intended for use by the local board, council departments, council-controlled organisations, community groups, and private developers. The Wellsford Greenways Plan outlines an aspirational and 'high level' network cycle plan for the Wellsford area.

A greenways network connection has been identified along the eastern portion of the site adjacent to the North Auckland Railway Line. A greenways route has also been identified on the site connecting Monowai Street with the paper road in the northern portion of the Structure Plan area, running adjacent to the existing stream network, as well as a proposed connection along the paper road connecting SH1 with Boshier Road in the north, as shown in the maps from the Greenways Plan below.

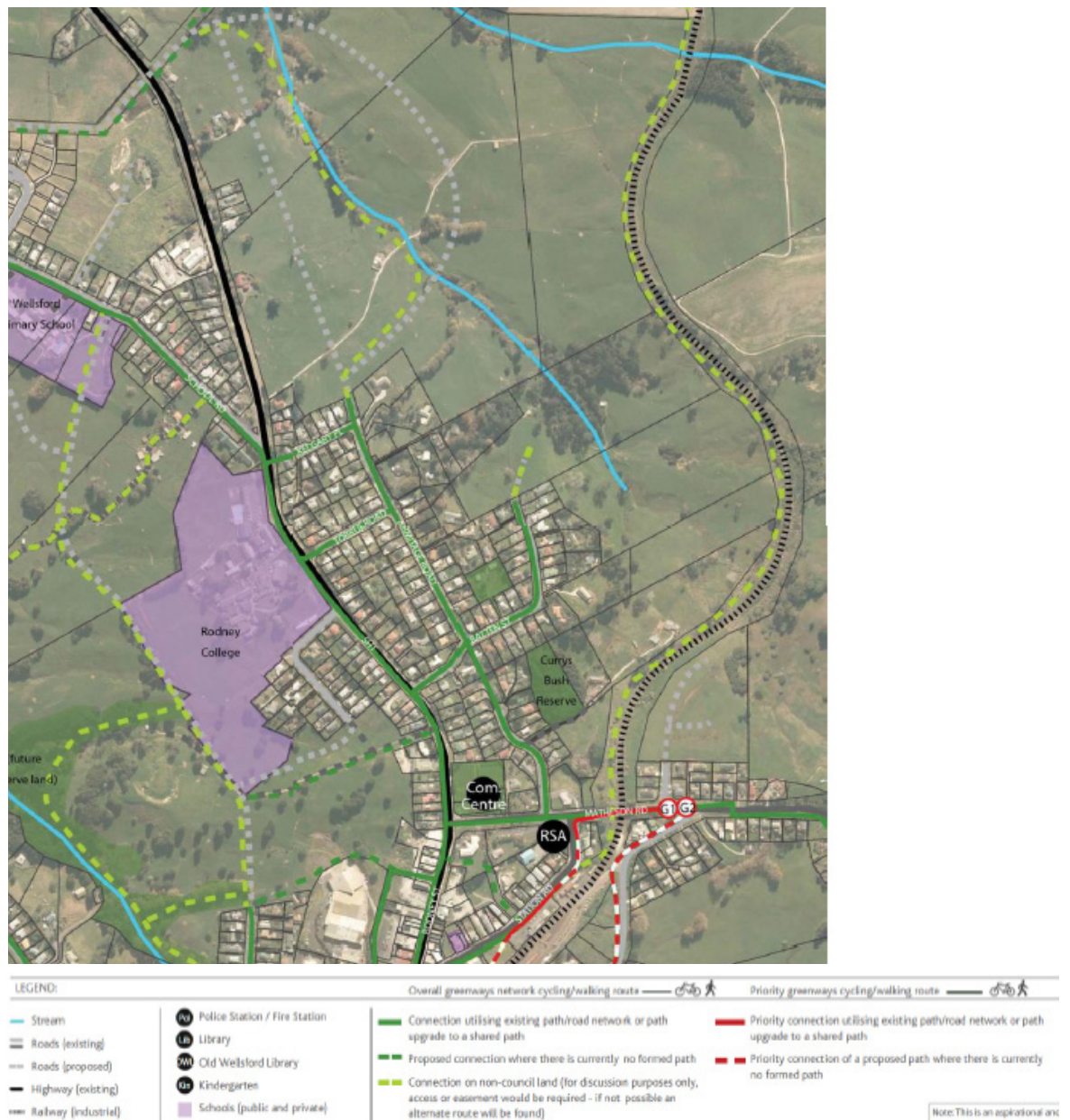


Figure 19 Wellsford Greenways Plan

The Wellsford North Structure Plan provides the Wellsford Greenways Cycle Link to the Wellsford Town Centre and Bus Stop, as well as a cycleway throughout the Structure Plan area, consistent with the Wellsford Greenways network.

3.10 Infrastructure Strategies and Plans

The Wellsford Greenways Plan was adopted by the Rodney Local Board in 2015 and outlines the long-term Greenways for the Wellsford area.

The Wellsford Greenways network is a visionary and guiding document intended for use by the local board, council departments, council-controlled organisations, community groups, and private developers. The Wellsford Greenways Plan outlines an aspirational and 'high level' network cycle plan for the Wellsford area.

A greenways network connection has been identified along the eastern portion of the site adjacent to the North Auckland Railway Line. A greenways route has also been identified on the site connecting Monowai Street with the paper road in the northern portion of the Structure Plan area, running adjacent to the existing stream network, as well as a proposed connection along the paper road connecting SH1 with Boshier Road in the north, as shown in the maps from the Greenways Plan below.

3.10.1 Regional Land Transport Plan 2021-2031

The Auckland Regional Land Transport Plan (2021-2031) sets out the funding programme for Auckland's transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined. The Regional Land Transport Plan is jointly delivered by Auckland Transport, Waka Kotahi and KiwiRail, and forms part of the National Land Transport Programme.

The key directions of the Regional Land Transport Plan include to:

- Better connect people, places, goods and services
- Increase genuine travel choices for a healthy, vibrant and equitable Auckland
- Maximise safety and environmental protection.

Wellsford is located at the northern extent of the Auckland region, and as such many of the projects identified in the RLTP are located south of Wellsford. Notwithstanding this, local to Wellsford is the Dome Valley Safety Improvements project which is currently under construction. This project involves upgrading SH1 between Warkworth and Wellsford, improving the safety of the corridor for this key connection.

The Structure Plan is compatible with the surrounding transport environment and offers alternatives to the private vehicle by providing residential development close to Wellsford Town Centre.

3.10.2 Regional Public Transport Plan 2018-2028

The Auckland Regional Public Transport Plan 2018-2028 describes the public transport network proposed by Auckland Transport over the next ten years and identifies the services integral to that network. The plan outlines a hierarchy of service layers and aspirational levels of service for each service layer.

The vision of the RPTP is to "provide Auckland with seamless end-to-end customer journeys that are safe, accessible and reliable". To achieve this vision, the RPTP features four focus areas:

1. Expanding and enhancing rapid and frequent networks;
2. Improving customer access to public transport;
3. Improving Māori responsiveness; and
4. Harnessing emerging technologies.

Locating additional density near Wellsford Town Centre improves the feasibility of both existing and

potential future public transport services. Currently there is a bus service provided between Wellsford Town Centre and Warkworth Town Centre, which could be improved if demand for public transport was to increase as a result of the additional density.

3.10.3 Watercare Asset Management Plan 2021 - 2041

Watercare’s Asset Management Plan (2021-2041) shows how it will operate, maintain and renew existing water and wastewater assets, and provide new assets to meet future demand as Auckland grows. The location, size and timing of new development directly influence the infrastructure required to service that development.

Wellsford has been identified as an important growth area, and therefore the Watercare Asset Management Plan has allocated significant funding to meet the future demand in Wellsford and upgrade the existing servicing infrastructure.

The Wellsford Wastewater Treatment Plant renewals has been identified as a listed project in the Watercare Asset Management Plan, with \$5.64 billion allocated across eight projects listed within the Wastewater renewals and level-of-service improvement programme (see Figure 20 below). Watercare has identified the Wellsford Wastewater Treatment Plant as a project for investment due to the need to meet growth projections in the north-east, aligning with Auckland Councils priority areas.

Developing a resilient wastewater system



Timely renewal and upgrade of our plants, pipelines and network will ensure service reliability for our customers and reduce overflows and blockages on the wastewater network.

Apart from the Central Interceptor and Northern Interceptor, resilience will be developed through our wastewater renewals and level-of-service improvement programme (\$5.64 billion), which includes:

- Transmission network replacements
- Local network renewals
- Wellsford WWTP upgrades
- Sub-regional WWTP upgrades
- Rosedale WWTP upgrades
- Pukekohe WWTP upgrades
- Māngere WWTP upgrades
- Helensville WWTP upgrades.



Figure 20 Watercare’s Asset Management Plan (2021-2041) identifies the Wellsford WWTP upgrades as a priority project, with funding, in the wastewater renewals and level-of-service improvements programme.

The Wellsford Water Supply Augmentation has been identified in the Strategic water programme for 2022-2031, with \$325 million allocated between 2021 and 2031 across six projects north of Albany.

Wellsford rural town is currently supplied from the Hoteo River. A new groundwater source has been identified but yet to be consented. A new WTP will be designed and delivered on a new site adjacent to the source, beginning in the first decade but likely to extend into the second. Additional reservoirs for Te Hana and Wellsford will be required in the second decade for security of supply and to cater for expected growth.

3.11 Iwi Planning Documents

Iwi management plans may express environmental, cultural, economic, spiritual aspirations and values, areas of cultural significance and outline how the iwi / hāpu expects to be involved in resource management practices.

The council's structure planning process provides for any iwi management plan that an iwi authority has lodged with the council, where it is relevant to the region / district / rohe, to be taken into account. Not all mana whenua involved in the structure planning areas have an iwi management plan prepared at this stage.

Correspondence regarding the Structure Plan was made with all iwi with an expressed interest in the Structure Plan area in July 2021. Ngāti Manuhiri and Ngāti Wai have expressed interest in the Wellsford North Structure Plan area and proposed plan change. No iwi management plans or iwi planning documents are available online, however the cultural values assessment prepared by Ngati Manuhiri, along with the on-site hui with interested mana whenua, have informed the development of the Structure Plan.

3.12 Treaty Settlement Legislation

Treaty settlements acknowledge the agreements reached between the Crown and Iwi to recognise some of the cumulative effects of breaches to the Treaty of Waitangi and its principles on the economic, social, physical, cultural and spiritual wellbeing of mana whenua. Treaty settlement legislation enacts the deed of settlement between the Crown and Iwi that contain relationship, cultural and commercial redress relevant to Iwi. Statutory acknowledgements and deeds of recognition are part of cultural redress relevant to the Iwi who are represented by their settlement bodies.

Structure planning provides for the council to take into account Treaty settlements. The relevant Treaty settlement legislation have been taken into account and the land is not affected by these processes.

3.12.1 Ngati Manuhiri Claims Settlement Trust Act 2012

A Statutory Acknowledgment Area is set out in the Act. This and the legislation require relevant authorities to have regard to the Statutory Acknowledgement.

3.12.2 Te Kawerau a Maki Claims Settlement Act 2015

This Act recognises the customary interests that Te Kawerau a Maki have from the Tamaki Isthmus northwards to Hikurangi (West Auckland), the Upper Waitemata Harbour and North Shore and into Kaipara and Mahurangi. The Act requires relevant authorities to have regard to the views of Te Kawerau a Maki in all matters affecting these areas amongst other things.

3.13 Other Auckland Council Plans and Strategies

3.13.1 Regional Public Transport Plan 2018-2028

This document sets out four areas of focus as strands of Auckland Council's strategy for parks and open

space through to 2023. These are:

- Connect – creating a green network across Auckland by linking our parks, open spaces and streets.
- Enjoy – ensuring our parks and open Spaces can meet the needs of our growing population.
- Treasure - protecting and conserving our parks and open spaces and improving people’s ability to understand and appreciate their value and significance.
- Utilise – maximising the economic and environmental benefits of our parks and open spaces.

The Structure Plan has been developed in cognisance of these four areas of attention, and the Open Space Provision Policy.

3.13.2 Open Space Provision Policy 2016

The Open Space Provision Policy 2016 provides direction on the provision of open space at a network scale. Provision is considered on the basis of four interrelated factors – function, distribution, location and configuration. The Open Space Provision Policy gives effect to the Parks and Open Spaces Strategic Action Plan. It informs the Council’s investment, asset and acquisition activities in open space, and guides spatial planning by both council and the private sector.

The provision of open space areas within the Structure Plan area has taken account of the Open Space Provision Policy seeking to locate and provide for open space areas that meet the space and use functions as well as providing multi-purpose open space areas to achieve quality urban design outcomes, that may be vested or where alternatives for ongoing management will need to be considered.

3.13.3 Auckland Design Manual

The Auckland Design Manual is a non-statutory document providing a best practise guide for designing Auckland’s neighbourhoods, buildings and spaces. It is a valuable tool for identifying suitable building typologies within the Structure Plan area. The Neighbourhood Design Statement prepared in support of the Structure Plan has taken the Design Manual into account.

3.13.4 Indigenous Biodiversity Strategy 2012

Key objectives and performance measures on how to achieve the biodiversity goals established in the Auckland Plan are set out in the Indigenous Biodiversity Strategy. This strategy sets out the council’s vision for indigenous biodiversity including:

- healthy and diverse ecosystems of plants and animals
- engagement, understanding and guardianship of indigenous biodiversity
- ecosystem services provided by indigenous biodiversity
- integrated management producing biodiversity gains.

The overarching objective seeks to “conserve the greatest number and most diverse range of Auckland’s indigenous ecosystems and sequences”. The strategy also provides guidance on the development and implementation of the council’s plans and strategies to achieve biodiversity objectives as well as in the provision and maintenance of infrastructure.

The Structure Plan represents an opportunity to implement projects to improve biodiversity linkages throughout the area.

3.13.5 Code of Practice for Land Development and Subdivision

The Code of Practice for Land Development and Subdivision, or any subsequent updates of that document, will be a relevant consideration at the time of subdivision and development.

3.13.6 Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan

The purpose of Auckland's Climate Plan is to deliver the Auckland Plan's high-level vision on climate change and to deliver a low carbon and resilient Auckland.

The key elements of Auckland's Climate Plan are:

- An overarching Tamaki response – an approach that reflects the uniqueness of Tāmaki Makaurau;
- A focus on clear greenhouse gas emissions reduction targets – including halving emissions by 2030 and reaching net zero emissions by 2050; and

Preparing Auckland for the impacts of climate change – including how we will adapt to climate change, preparing for our current emissions pathway and the prospect of a 3.5 degrees warmer region.

The Structure Plan is cognisant of the outcomes sought in Auckland's Climate Plan, noting the quality compact urban form, proximity to the existing Wellsford Town Centre and accessibility to SH1, educational facilities and public open spaces and parks.

3.13.7 Auckland Urban Ngahere (Forest) Strategy 2018

Auckland's urban ngahere is defined as the network of all trees, other vegetation and green roofs – both native and naturalised – in existing and future urban areas. It includes trees and shrubs in road corridors, parks and open spaces, green assets used for stormwater management, community gardens, green walls and roofs, and trees and plants in the gardens of private properties.

The strategy is a comprehensive regulatory and non-regulatory approach to enhancing our urban forest and green infrastructure by increasing the tree canopy cover around the city.

A key target of the strategy is to increase canopy cover across Auckland's urban area up to 30%, with no local board areas less than 15%.

The Structure Plan responds to the strategy by providing for significant areas of ecological corridor revegetation and enhancement.



4.0 Opportunities and Constraints

4. Opportunities and Constraints

The Wellsford North Structure Plan has been informed by a series of technical reports. This section provides a summary of the opportunities and constraints associated with the development of Wellsford. The opportunities and constraints are discussed below in relation to each technical discipline.

4.1 Sustainability

The Structure Plan represents an opportunity to achieve sustainable urban development and create a model for the future development of Future Urban zoned greenfields land in northern Auckland. This includes all aspects of sustainability, including the following specific opportunities:

- Achieving a walkable, highly connected environment that supports a reduction in reliance on cars;
- Providing for higher residential densities in close proximity to SH1 and the existing Wellsford Town Centre to support the efficient use of land;
- Contributing to achieving environmental sustainability by protecting waterways and by implementing appropriate stormwater management techniques; and
- A balance of nature and urban development while respecting landscape character features.

4.2 Land Tenure

Wellsford Welding Club own the majority of land within the Structure Plan area (52.26ha) as shown in **Figure 21**. The Land tenure within the majority of the Structure Plan area is in private ownership.

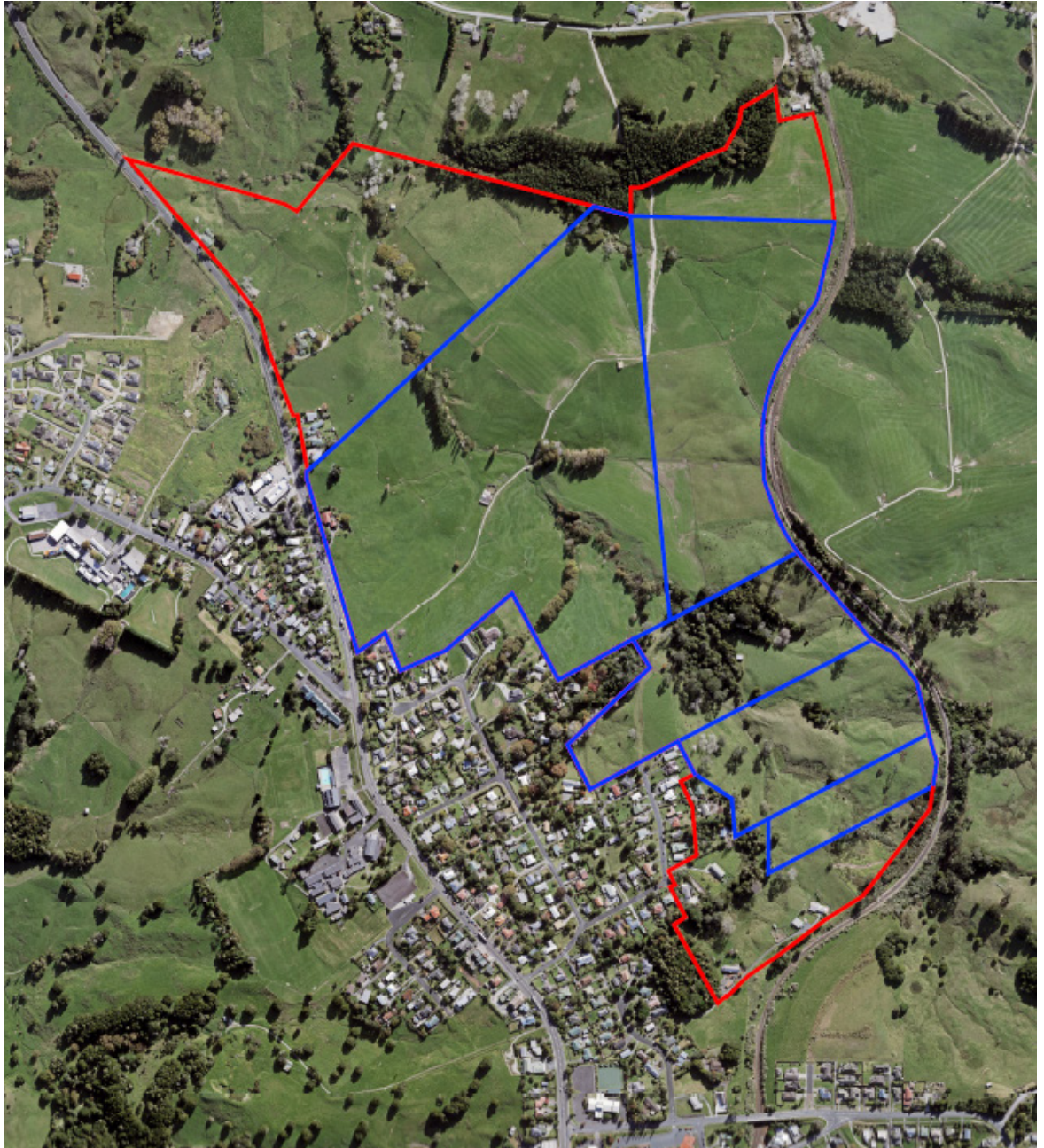


Figure 21 Wellsford North Structure Plan area (shown in red) and Wellsford Welding Club landholdings (shown in blue outline)

4.3 Transport

An Integrated Transport Assessment (ITA) has been prepared by Commute Transportation to inform the development of the Structure Plan.

The existing road and transport environment of the Structure Plan area is characterised by:

- Rodney Street, also identified as SH1, is classified as an Arterial Road in the AUP, and National Road in the Waka Kotahi One Network Road Classification Map. adjoining the Structure Plan area to the west.
- Monowai Street is not classified as an arterial road in the AUP. Monowai Street is currently 200m long connecting Batten Street in the south with the south-west portion of the Structure Plan area. Monowai Street currently services existing residential sites.

- Batten Street, located to the south west of the Structure Plan area, connecting Monowai Street with Rodney Street and serving existing residential sites.
- One public bus service (Service 998), providing a connection from the Wellsford Town Centre at Station Road, to the Warkworth Town Centre.

When completed, Ara Tūhono, Puhoi to Wellsford will significantly improve the accessibility of Wellsford with the wider Auckland region.

Future transport infrastructure works which will significantly change the transport environment include the roading and infrastructure projects that are programmed for the area as well as projects that have been recommended to accommodate additional traffic generated by the Structure Plan area by Commute, identified in Table 2 below:

Table 2 Wellsford North Structure Plan - Roading and Infrastructure Implementation Plan

Project	Responsibility	Upgrade	Trigger / timing
Dome Valley Safety Improvements	Waka Kotahi	State Highway	Under Construction
Puhoi to Wellsford	Waka Kotahi	State Highway	Puhoi to Warkworth is under construction, Warkworth to Wellsford is under investigation
New Intersection of Rodney Street with Boulevard Road	Developer	New intersection including a short right turn bay on Rodney Street	Needed at initial dwelling / industrial unit occupied
Pedestrian / cycling link to Rodney Street underpass	Developer	Pedestrian and cycling connection to Rodney Street underpass	Needed at initial dwelling / industrial unit occupied
New Boulevard Street through the site	Developer	As the site develops the internal Boulevard Street identified in the Structure Plan should be provided.	Any site with frontage to new boulevard street

Cross section examples, as set out in the Neighbourhood Design Statement for the main road and secondary roads identified within the structure plan are shown below, including those with cycleways and open space edges.

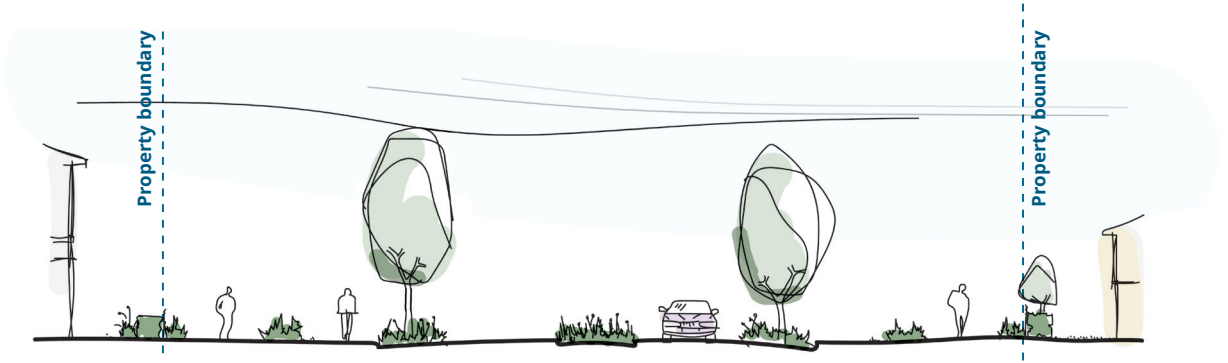


Figure 22 Cross section example - Main Road - 26m

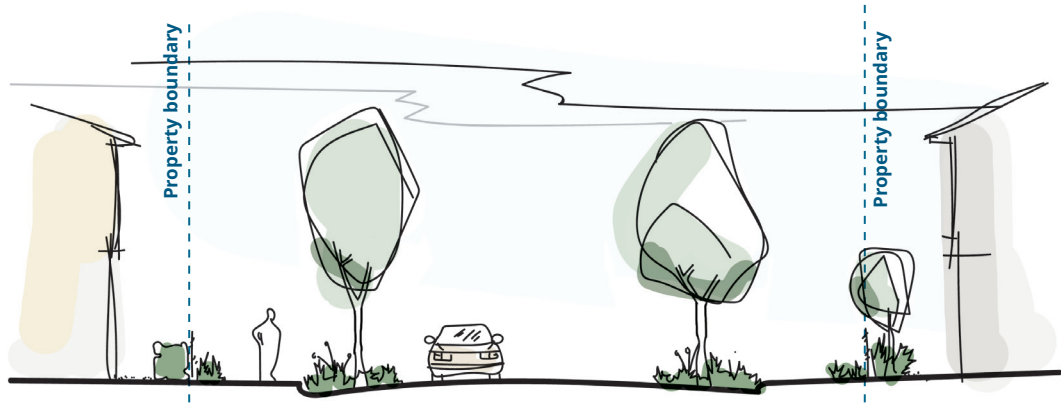


Figure 23 Cross section example - Secondary Road - 16m

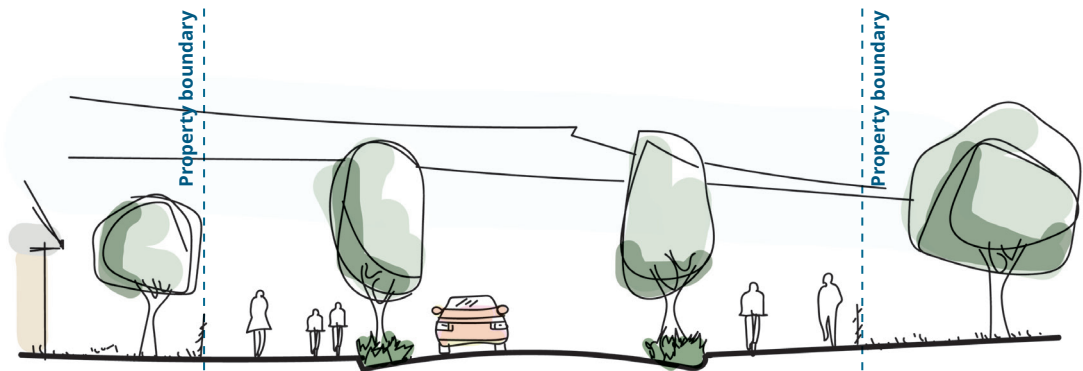


Figure 24 Cross section example - Secondary Road (with cycleways) - 16m

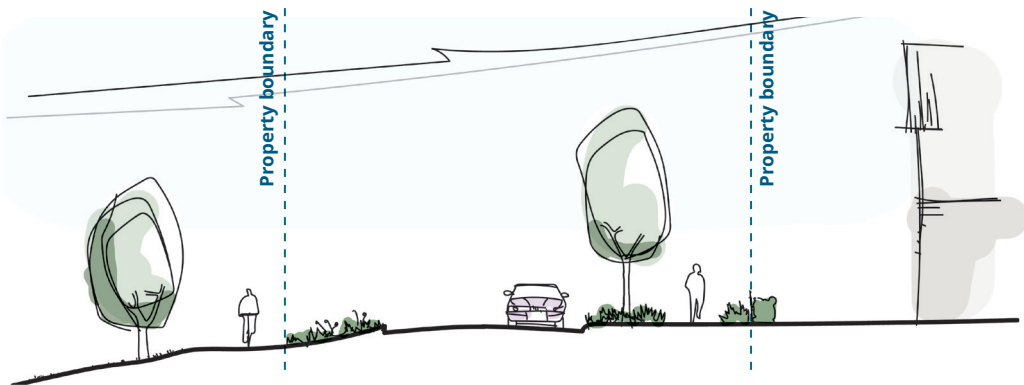


Figure 25 Cross section example - Secondary Road (open space edge) - 14m

4.4 Housing

A variety of high-quality housing choices across the spectrum including private, public and affordable housing will be enabled by the Structure Plan, responding to the current housing demand in Auckland.

The Structure Plan outlines a series of neighbourhoods, each with their own character, defined by the existing landscape features, density, surrounding amenities and range of housing typologies available.

Housing in Wellsford North will consider the following:

- Providing a variety of dwelling types and sizes and ensure that there is an adequate supply of affordable housing options available, including Kāinga Ora housing.
- Locating more intensive residential development in areas with few natural constraints, in close proximity to the proposed village centre and SH1.

4.5 Employment

The Structure Plan presents an opportunity to increase local employment, through the provision of a village centre at the heart of the Structure Plan area.

The centre is proposed to provide for daily convenience needs of both future residents and existing residents within walking distance of their homes. It will also help to create a community heart for the development and provides local employment opportunities.

It is intended that small scale / boutique shops establish in a cluster in line with the following outcomes:

- Small scale retail to provide a range of daily convenience and specialty stores, including a small neighbourhood supermarket / superette.
- Retail activities which front / address the street with doors and glazing.
- Provides local employment opportunities.

4.6 Open Space and Recreation

There are opportunities to incorporate open space areas that are accessible, have high levels of amenity value and are designed and located to reflect CPTED principles throughout the Structure Plan area.

Development of the open space strategy for the Structure Plan responds to the natural environment features, opportunities and constraints associated with the site.

Open space areas need to be useable as well as accessible. Constraints are created by the need to incorporate existing streams and riparian areas into the open space network and these areas are by location defined.

Open space components include:

- A network of smaller neighbourhood parks to provide for both active and passive recreation and a focus for social interaction. A larger park located centrally and opposite the Village Centre to accommodate larger activities; and
- A civic space associated with the Village Centre, reinforcing the community heart of the gateway precinct.

A flat and useable village park is provided for in a central location, accessible from the higher density zones and village centre consistent with the Council's Open Space Provision Policy. This assists in forming a focus of the development and providing amenity in the higher density areas, where there is a greater need for it.

In addition, two neighbourhood parks are provided with one servicing the northern neighbourhoods and the other servicing the southern neighbourhoods.

Enhancement of permanent and intermittent streams through riparian planting will provide ecological linkages, as well as opportunities for green corridors to link public open spaces and provide a connected cycling and walking network.

4.7 Stormwater

The Stormwater Management Plan prepared by Woods sets out principles of stormwater management for the Structure Plan area. The principles for the Wellsford North Structure Plan have been informed by existing site issues, site constraints, and regulatory and planning documents. The principles and approach for stormwater management within the Structure Plan area are as follows:

- Preserve, protect and enhance water bodies and natural wetlands.
- Eliminate and minimise the generation of contaminants.
- Provide 95th percentile, 24 hr, hydrological mitigation.
- Ensure the flooding effects within, upstream and downstream of the Structure Plan area are mitigated effectively
- Provide a stormwater management toolbox approach.
- Consider future effects of climate change.

The stormwater management toolbox prepared by Woods sets out the performance standards for stormwater management for different land use activities based on the AUP provisions. A range of device options and indicative sizes are provided to achieve the required performance standards.

Flood modelling has been undertaken for the Structure Plan area and surrounding areas including a preliminary analysis of the culvert on SH1. Model results indicate flooding is largely contained within existing water courses with flood extents to be similar between pre- and post- development scenarios.

Several watercourses and wetlands have been identified onsite within the Structure Plan area and the receiving environment for the site is Oruawharo River.

4.8 Water and Wastewater Servicing

4.8.1 Water Supply

Watercare are currently applying for a new bore consent that will provide additional capacity for the water supply network and should be granted late 2022/2023.

There are several connection points into the existing public water network that are readily available for development within the Structure Plan area.

4.8.2 Wastewater

The new Wellsford Wastewater Treatment Plant upgrade, which has been identified in Watercare's Asset Management Plan, will provide enough capacity to cater for the Structure Plan area.

A funding agreement is currently being drafted between Watercare and Wellsford Welding Club for an upgrade of the Wastewater treatment plant to provide capacity for the development of the Structure Plan area.

4.9 Terrestrial Ecology

Bioresearches have assessed the Wellsford North Structure Plan area. The sites vegetation cover has been classified and mapped by Bioresearches, as shown below.

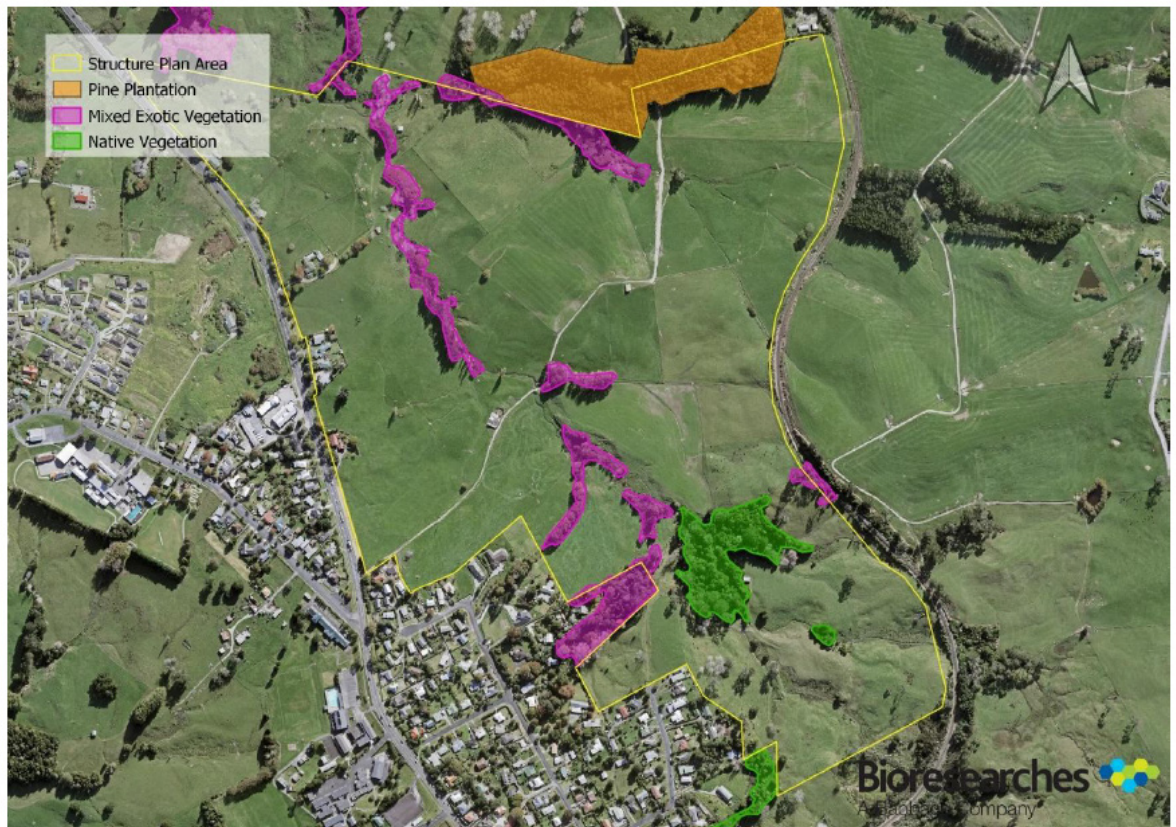


Figure 26 Main vegetation types within the Structure Plan area (Source: Bioresearches)

4.9.1 Pine Plantation

A relatively small pine plantation is located along the northern boundary of the structure pan area (identified as orange area in Figure 26). Due to the monoculture exotic canopy, the high abundance of exotic species including pest plant species and the low diversity of native species, the pine plantation was considered to be of negligible terrestrial and botanical value.

4.9.2 Mixed Exotic Vegetation

Narrow pockets of mixed exotic vegetation are scattered throughout the site (identified as pink in Figure 26 above). The majority of these patches of exotic vegetation are associated with the riparian margins of streams. Due to the high abundance of exotic species including pest plant species with the understorey, the high edge effects and the low diversity of native species, the mixed exotic vegetation was considered to be of negligible terrestrial and botanical value.

4.9.3 Native Vegetation

Within the southern portion of the site an approximate 1.8 ha patch of regenerating native podocarp forest is present (identified as green in Figure 26). The vegetation within this area forms the riparian margin of two streams and consists of a canopy of predominately tōtara. Although native species were dominant, there was a high abundance of exotic vegetation within the canopy, including pines, brush wattle and Chinese privet. The understorey appears damaged from grazing/browsing by stock and pests, and is made up of māpou, Carex species, hangehange and multiple ground fern species. Exotic species were also

abundant, including pest plant species such as, arum lily, tradescantia, woolly nightshade and blackberry. This area is considered of moderate terrestrial and botanical value due to the diverse native vegetation, however the exotic species, many of which are considered pest plants, along with the damaged understorey, decreased the value.

The main area that holds significant ecological value on site is the 1.8 ha regenerating native podocarp forest. The Structure Plan seeks to incorporate approximately 75% of the native vegetation within public ecological areas. The remainder of the native vegetation would be within private land and subject to the AUP's objectives, policies and rules.

The remaining vegetation, outside of the native vegetation, is of negligible-low ecological value and has been degraded by historical and current agricultural land use. The Structure Plan seeks to include an additional approximately 12 ha of land as public ecological areas and open spaces.

The assigning of 13.8 ha of land as ecological areas or open spaces in the Structure Plan area will retain the existing ecological values, protect this land from further degradation and provide the opportunity to further significantly enhance the terrestrial ecological values through the enhancement of the existing native vegetation and the planting and protection of the 10 m and 20m (either side) riparian margins. These proposed plantings will greatly increase the quantity and diversity of native vegetation as well as result a large increase in ecological connectivity and terrestrial habitat.

As such, it is considered that the Wellsford North Structure Plan will likely achieve an overall large ecological gain in regard to terrestrial ecology.

4.10 Freshwater Ecology

Bioresearches have prepared an assessment of potential freshwater ecology effects that may result from the development of the Structure Plan area. The freshwater features on the site are shown in **Figure 27** below.



Figure 27 Freshwater features identified on site, including the permanent, intermittent or ephemeral status of streams, and wetland areas (Source: Bioresearches).

4.10.1 Streams

Numerous streams were identified within the Structure Plan area. One main permanent stream flows from the south of the site to the north and generally bisects the site in half. All other streams identified with the site were tributaries of this main stream. The catchments within the site feed the Whakapirau Creek, which eventually drains to the Kaipara Harbour via the Oruawharo River.

All the streams within the site have been highly modified and impacted through historic and current agricultural practices. Stock have access to the majority of the streams and many streams have been straightened, deepened and maintained to optimise the drainage of the surrounding land.

4.10.2 Ephemeral Streams

A number of ephemeral streams or overland flow paths were identified within the site. These overland flow paths were classified as ephemeral reaches and due to the complete lack of freshwater habitat these reaches were considered of negligible ecological value.

4.10.3 Wetlands

Four wetlands were identified by Bioreserches within the site. The wetlands were identified and classified using the latest MfE wetland protocols and guidance.

All wetlands have low ecological value, with the exception of wetland W-B (see Figure 27 above) which was considered of moderate ecological value, due to its relatively large size and high hydrological variation. However, its low native diversity and low structural complexity reduced the overall value.

The Wellsford North Structure Plan seeks to incorporate approximately 90% of all intermittent and permanent streams into the public ecological and open space areas. The remainder of the streams will be within private land and subject to the AUP's objectives, policies and rules. In addition, the Structure Plan avoids any direct impacts on natural wetlands and seeks to incorporate them into the public ecological and open space areas.

The Structure Plan also provides the opportunity to significantly enhance and protect the freshwater systems through the planting and protection of the 10 m and 20 m riparian margins, either side of freshwater features.

4.11 Impact of Topography on Land Use

The site's topography slopes away from SH1, the existing residential area and the rail corridor towards a central waterway that slopes from the head of the valley at the south of the site, towards the north. Feeding into the central waterway are a number of small gullies with steeper ridges, particularly in the southern portion of the site.

The topography creates a unique sense of space and plays a strong role in determining a site's characteristics in the frame of alignment of streets, housing typologies and types of open spaces.

While these areas provide various development and connectivity constraints, structure planning considerations and opportunities include:

- large allotments in the southern portion to suit the topography;
- steep areas to be included within riparian margins to enhance ecological and amenity buffers;
- flat areas to cater for greater housing densities and for more formalised recreation and open space treatments;
- high points or hill tops to provide opportunities for public viewpoints; and,

- alignment of streets to enable housing developments to better respond and work with the existing land-form.

4.12 Natural Character, Landscape and Visual

The landscape character of Wellsford North is rural in nature but adjoins the urban form of the existing Wellsford rural township to the south and west. The landform is characterised by steep slopes, mature vegetation and waterways and wetlands.

The site has a recognised landscape character, established by significant and mature trees, gully systems, northern aspect and streams. The proposed land uses and neighbourhoods will be spatially organised to enhance, maintain and protect landscape elements, views within, into and out of the site, creating a unique sense of place.

Key physical and visual landscape attributes identified through the site analysis are proposed to be retained, enhanced and / or mitigated through the spatial arrangement and relationships imposed by the Structure Plan. Such physical and visual attributes include the patches of Totara trees, other mature tree plantings that contribute to the rural heritage of the site, the stream and its riparian margins, high points in the site's land-form particularly along the railway corridor, the site's gullies, wetlands and steep inaccessible slopes.

A landscape buffer is proposed along SH1, providing visual relief and setback of future development when viewed from the SH1 corridor, while containing the site against the spur that the SH1 flows along when viewed from the eastern faces. The same is proposed against the railway corridor in the form of a planted buffer and proposed cycleway, containing the site along the eastern boundary, well below the Worthington ridge-line when viewed from the western faces and SH1.

To achieve a development that is visually integrated with its surroundings and enhances the existing landscape attributes of the site, incorporation of key landscape and visual recommendations will mitigate any potential negative visual effects and assist with a positive outcome.

4.13 Heritage and Archaeology

Clough and Associates have prepared an archaeological assessment of the site. This has confirmed there are no scheduled archaeological sites identified in the Structure Plan area and there are no recorded sites.

With respect to archaeology any future development will need to comply with the requirements of the Heritage New Zealand Act and also the Accidental Discovery Protocols in the AUP.

4.14 Cultural Values

The wider Wellsford area is of cultural significance to mana whenua. There are no known identified sites of significance or value to Mana Whenua within the Structure Plan area, and the Cultural Values Assessment provided by Ngāti Manuhiri indicated support for the proposed Structure Plan and Plan Change.

In addition, several other Iwi have been contacted to determine whether they are interested in engaging on this project. The other Iwi contacted are:

- Ngāti Maru
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei
- Te Kawerau ā Maki

- Te Rūnanga o Ngāti Whātua
- Te Uri o Hau
- Ngāti Te Ata

Should any of these Iwi express an interest in being consulted and engaged in the project, consultation with these parties will be progressed and included as part of the Plan Change consultation process.

4.15 Community Facilities

Most community facilities are either located in the existing Wellsford Town Centre, or 20km south in the rural satellite town of Warkworth.

There are two existing schools within Wellsford; Rodney College and Wellsford School, both of which will be highly connected to the Structure Plan area via the existing SH1 underpass. The Wellsford Community Centre and the Wellsford War Memorial Library are both located south of the Structure Plan area within the existing Wellsford Town Centre.

There will be the opportunity to provide additional community facilities to support future communities at Wellsford North, including connected open space within the Structure Plan area.

4.16 Health

The urban environment is a key determinant of people's health and wellbeing. Decisions made in the Structure Plan process will fundamentally direct and frame the way people live, travel, play and work in this locality.

It is important that health and welfare considerations are placed at the forefront of the structure planning process particularly when considering residential intensification.

Healthy places and communities require:

- Access to services and amenities for all persons – i.e. young, elderly, people with disabilities, families.
- Connectivity and public transport – The Structure Plan area is located directly adjacent to SH1 and within walking distance of the bus stop, connecting to the wider Auckland region via Warkworth. Improved pedestrian and cycleway connectivity within the Structure Plan area has also been provided for.
- Safety – Crime Prevention through Environmental Design Principles are a cornerstone that should be incorporated into the design and layout of the Structure Plan. Such principles drive design to provide passive surveillance of public spaces, provide appropriately lit and open spaces for movement and social spaces.
- Housing – there is an opportunity to provide a range of housing typologies within the Structure Plan area providing a range of choice and affordability. All building will be quality and meet the required standards for insulation, heating and sound attenuation.
- Communities Facilities – The Structure Plan area is well served by existing community facilities in Wellsford as well as Warkworth, however, there would be opportunities to establish new community facilities within the Structure Plan area.
- Public and open space – There is opportunity within the Structure Plan area to establish an open space network that provides a range of active and passive spaces and supports local amenity and physical health.
- The structure plan promotes a network of parks, a walkable urban environment, and a walking and cycling network. This will enable an active health lifestyle.

4.17 Neighbourhood Design Statement

The Neighbourhood Design Statement (NDS) accompanying this Structure Plan sets out the high-level design considerations to be taken into account to achieve high quality urban design outcomes.

The NDS considers the urban form and character of the existing Wellsford settlement and applies indicative key moves which have influenced the Structure Plan design response. In order to address the varied constraints and opportunities across the Structure Plan area, a number of residential neighbourhoods have been identified. This approach encourages a diversity, a sense of identity and divides the Structure Plan area into perceptually different neighbourhoods with their distinct character.

Further to this, the NDS provides general guidance and design intent of residential density, built form, streets and open space that is envisaged for development within the proposed Wellsford North Structure Plan area.

The NDS identifies the specific character of the overall Wellsford North area and four individual neighbourhoods within the Structure Plan. These include:

- Rodeny Rise and Village Centre (1)
- Totara Grove (2)
- Eastern Rise (3)
- The Streams (4)

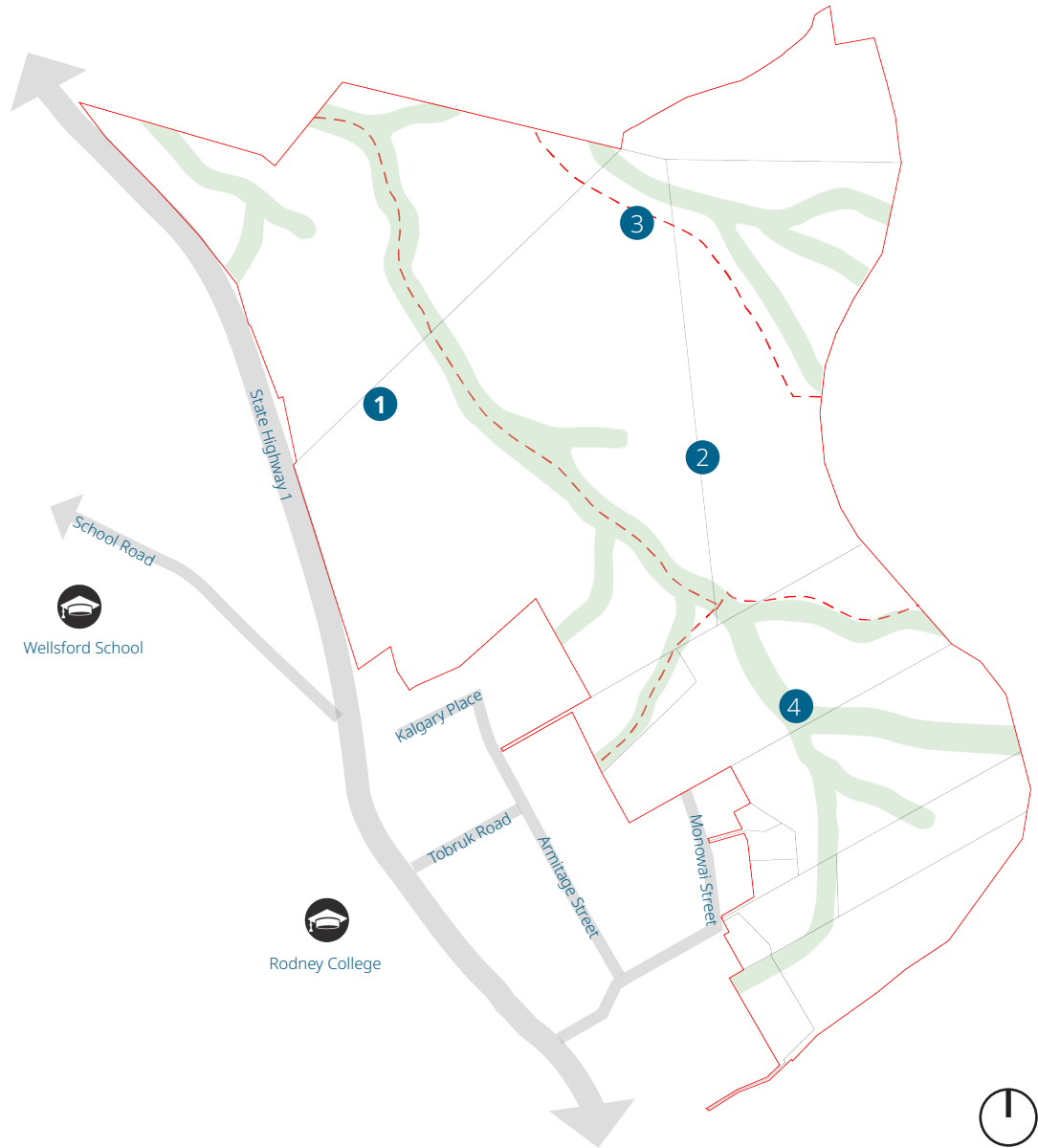















Figure 28 Wellsford North Structure Plan - Neighbourhoods Plan

Legend

- | | | | |
|---|--|--|----------------------------|
|  | Structure plan extent |  | Proposed Greenway Link |
|  | Property boundary |  | Main Collector Road |
|  | 10m Landscape Buffer |  | Local Streets |
|  | Ecological Area |  | Totara Grove |
|  | Recreational Amenity Area |  | Existing Conservation Zone |
|  | Indicative Village Park | | |
|  | Indicative Neighbourhood Park | | |
|  | Indicative Civic Space in Village centre | | |

The NDS identifies specific outcomes for each neighbourhood, which combine together to enable a well-functioning urban environment with outstanding quality character and amenity.

Rodney Rise and Village Centre (1)

This neighbourhood will determine the first impression of much of the Wellsford North Structure Plan area from the main SH1 access. Key outcomes sought are a village centre that reflects the rural heritage of the site, provides a connection through to Armitage Road, takes advantage of the north-eastern views of the stream and wider landscape and respond to steep slopes by utilising larger section sizes and incorporating areas into the ecological spine.

The intention of the Rodney Rise and Village Centre neighbourhood is to establish a legible entrance off SH1, create a civic heart within the Structure Plan area and provide for a range of residential housing types at a higher density to that of the wider area whilst integrating with the natural features of the landscape.

Eastern Rise (2)

The Eastern Rise provides access from the Wellsford North Structure Plan area onto the proposed Greenways cycleway that connects to the Wellsford Town Centre alongside the Railway corridor and provide a high-quality open space alongside the stream. Key outcomes sought include providing a clear connection from the proposed Greenway cycleway, through to the central public open space and onto the Village Centre, respond to the main road connection through appropriate housing typologies and density.

The intention of this neighbourhood is to provide an appropriate edge treatment / interface to the railway corridor, access to Wellsford Town Centre via a cycleway and to provide recreational opportunities along the stream corridor.

The Streams (3)

The Streams responds to the natural land-form and is framed by a stream along the northern boundary of the Structure Plan area. Key outcomes sought include a positive connection and interface with the proposed Greenway cycleway, riparian margins, tree planting and public access along the streams, providing for a well-connected and safe neighbourhood park and provide for the integration of possible future connections north of the site.

The intention of this neighbourhood is to respond and integrate with the natural land-form and landscape features and provide access to the Greenways cycleway.

Totara Grove (4)

Totara Grove provides access from Monowai Street into the Wellsford North Structure Plan area from the south and serves as a secondary access. The Totara Grove neighbourhood is defined by its integration with the natural land-form of spurs, gully's, streams, wetlands and existing native plantings including a "grove" of mature Totara trees. Key outcomes include the retention of existing Totara trees, providing for riparian margins around streams and wetlands, development to work with the natural forms and features of the landscape and provide public access along riparian margins and connections to the railway cycleway.

The intention of this neighbourhood is to provide a lifestyle living alternative and to integrate developments with the landscape while providing a clear and legible secondary site entrance that restricts vehicle speeds and movement.

4.18 Affordability

An adequate supply of a variety of dwelling types and sizes located near jobs and transport links is an important component of a functioning society and economy, and provides a good quality of life for everyone.

The provision of a wide variety of housing types is expected in the Structure Plan area to meet the needs of people and communities, including:

- households on low to moderate incomes; and
- people with special housing requirements.

There is an immediate need for housing to rent and purchase at a variety of price points to meet the needs of Auckland people. The following initiatives have been identified as opportunities which could be explored to help deliver more housing choices:

- enable a range of dwelling types;
- locate dwellings close to transport hubs and corridors; and
- encourage good quality dwellings which exceed environmental minimums and provide more comfortable homes for Auckland people.

Kāinga Ora has been consulted with on the Structure Plan, and expressed a strong desire to acquire between 20% and 30% of all of the lots (or houses), including up to 30 residential lots in the first stage of development to address immediate demands for housing for people with special housing requirements in Wellsford.

4.19 Natural Hazards

Hydrological hazards in the form of flood plains, flood prone areas and overland flow paths are dispersed throughout the Structure Plan area and generally contained within the gullies. The location and extent of these hydrological hazards are unlikely to constrain development opportunities given the natural hazards are located generally within the areas identified within the Structure Plan as ecological areas and open spaces. The following map identifies the watercourses and potential flood areas within the site.

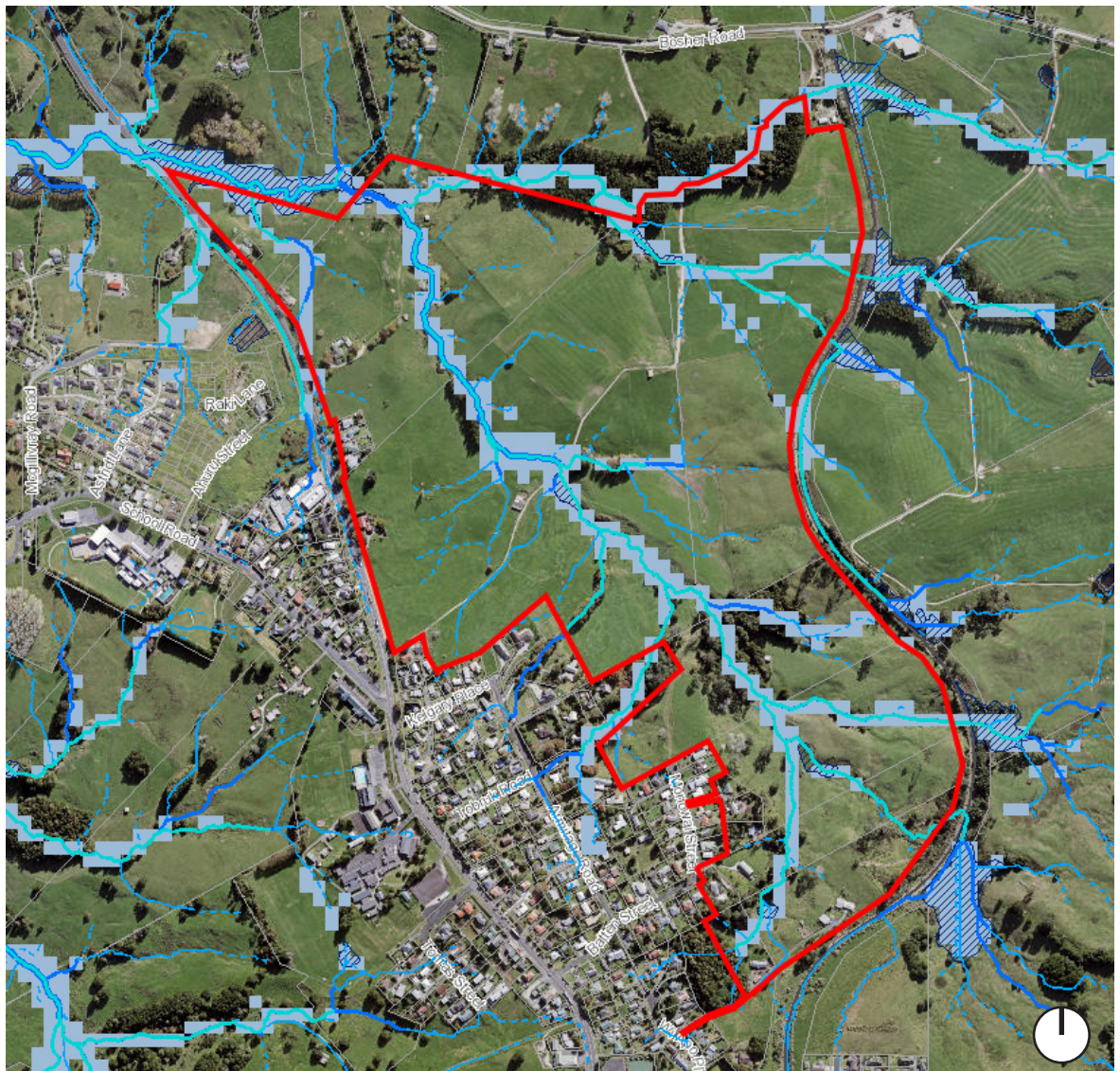


Figure 29 Watercourses and flood prone areas map

4.20 Geotechnical Hazards

A geotechnical assessment of the Structure Plan area has been undertaken by Tonkin & Taylor.

It has been assessed that the ground conditions within the Structure Plan area are generally suitable for development. Slope stability presents the largest risk to development. Risks associated with land stability can be suitably managed through earthworks and retaining design and site-specific investigation and foundation design.

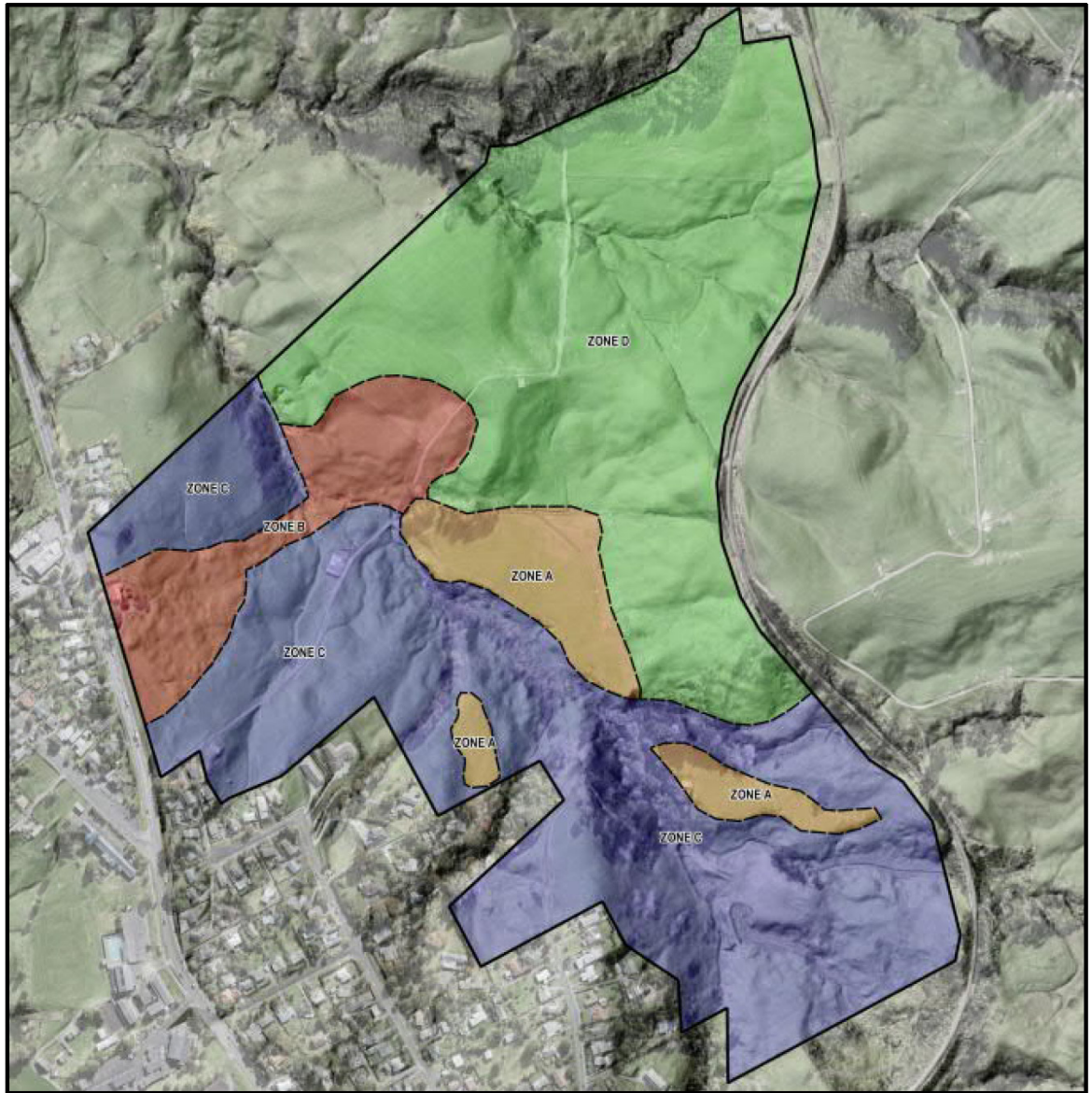


Figure 30 Geological zones (Tonkin & Taylor)

The geotechnical implications of the Structure Plan can be described across four main areas, mapped as Zones A-D in Figure 30 above.

In summary:

- Zone A: Development within this Zone is achievable but requires confirmation of ground conditions and may require assessment of liquefaction vulnerability and slope stability where development near steep slopes is proposed.
- Zone B: Development within this Zone is possible but requires confirmation of ground conditions, slope stability assessment and earthworks design.
- Zone C: Development within this Zone is possible but requires confirmation of ground conditions. Depending on the chosen development density, suitable building platforms will need to be identified. This is likely to entail site specific geotechnical investigation and design.
- Zone D: Development within this Zone is achievable but requires confirmation of ground conditions and a better understanding of the inferred dormant features to confirm the most suitable method of development. This is likely to entail site specific geotechnical investigation, monitoring and design. Flexibility to reduce the proposed lot densities within some areas of this zone is considered prudent at this stage.

The geotechnical assessment concludes that the Structure Plan area is suitable for residential development, and that additional site-specific geotechnical investigation and design will be required to better understand local ground conditions.

4.21 Contamination

A Preliminary Site Investigation relating to soil contamination has been undertaken for the Structure Plan area. The report confirms that the majority of the Structure Plan area can be considered fit for the intended residential and commercial land uses.

The Land Contamination Assessment confirmed that no contamination information is held for any of the properties within the proposed Structure Plan area, however, it is noted within reporting, that due to the adjacent railway on the eastern boundary, there is the potential for uncertified/non-engineered fill to be present on properties adjoining this.

A review of historical aerial photography and property records, and a site walkover have identified that the land has generally been used for pastoral grazing purposes historically and is generally considered suitable for the land uses identified in the Structure Plan. There are however, several areas within the proposed Structure Plan area, where HAIL activities may have occurred and further investigation of the land at these locations should be carried out prior to any site development. These include:

- The southern portion of the structure plan area identified for lifestyle living development, Cadmium screening associated with the historic and prolonged application of super phosphate application to the pastoral land (which has included dairy farming activities), is a consideration. Screening across the pastoral land in this portion of the development area is recommended to ensure that Cadmium levels can meet the applicable Soil Contaminant Standard set by the NES.
- There are several existing buildings within the structure plan area that were constructed in the 1970's and during the timeframes where leaded paint was still widely in use and construction materials may have contained asbestos. No asbestos in deteriorated condition was noted during site inspection. Aged construction materials have the potential to leach lead from old paint into surrounding soils.
- A farm workshop was identified in building permits at 374 Rodney Street, Wellsford.
- The potential for contamination in relation to soils adjoining the railway on the eastern boundary of the site, including any uncertified soils has also been considered due to the potential for migration of contaminants into surrounding soils from railway activities.

It is likely that further detailed site investigation will be required where HAIL activities have been identified, in the form of a detailed site investigation prepared by a suitably qualified and experienced practitioner (SQEP) in accordance with the provisions set out within the current edition of the Ministry for the Environment Contaminated Land Management Guidelines.

Accordingly, any soil disturbance, change in land use or subdivision on this land will likely be subject to the provisions of the NESCS and may require resource consent under the provisions of the standard.



5.0 Consultation and Engagement

5. Consultation and Engagement

Consultation and engagement on the future development of the Wellsford North Structure Plan area has been undertaken with a number of persons/organisations. These include the following:

- Auckland Council planning officers
- Waka Kotahi
- Watercare
- Ngāti Manuhiri and Ngāti Wai
- Kāinga Ora
- Public Open Consultation Day (11 April)

Consultation and engagement will continue on an ongoing basis during the preparation of the plan change and as the plan change progresses through the planning process.

Engagement correspondence was sent to the nine iwi authorities who have expressed interest in the area on 20 July 2021, outlining the details of the proposal. A response was received from both Ngāti Manuhiri and Ngāti Wai. Representatives of these Iwi were met on the site on Wednesday 16 February 2022.

The purpose of the community information evening held on 11 April at the Wellsford Community Centre was to gain feedback on the proposed land use scenarios, proposed infrastructure and roading initiatives, developing concepts and to provide opportunities to better understand the local communities views.

Attendees were able to view the displays boards and discuss any issues or aspects of the project with the planning team, as shown in Figure 31 below.



Figure 31 Community Information session at the Wellsford Community Centre - 11 April 2022

The overall feedback was extremely positive and supportive, with comments such as:

“This is exactly what the town is needing.”

“Fantastic development because it will enhance the rural feel of our town. The walkways that run along the stream, the circular nature of the internal connector roads, keeping the trees and open spaces beside the roads all contribute to an open rural feel for this development. I commend this developer and his team for their considered approach to maintaining the rural vibe of Wellsford. The vision I have been shown supports a very unique countryside space that Wellsford can grow into.”

“Fully support the proposed development. Giving the growth required to maintain the local town and businesses.”

“Make the centre special.”

“Looks great.”

Overall, the feedback on consultation is being taken into account as the project progresses. Consultation has been wide ranging and the applicant will continue to work with stakeholders as the project progresses.



6.0 Structure Plan Elements

6. Wellsford North Structure Plan Vision and Key Objectives

6.1 Vision for Wellsford North

Wellsford North is a place for everyone.

A place of abundance, diversity and connectedness, it is shaped by the land and interwoven into the existing fabric of Wellsford.

Wellsford North will be a healthy, resilient and thriving community for future generations.



Figure 31 Looking north along the green corridor from the village centre (artist impression)

6.2 Design Principles

The principles are shaped by the opportunities and constraints of the site, and its surrounding context. The principles provide a road map to realising the vision for Wellsford North and frame the key moves and Structure Plan response in line with AUP Appendix 1 guidelines.



Integrated and connected

A high level of connectivity in Wellsford North allows people to readily access friends and places both within and around Wellsford and the wider north Auckland region. This provides good local access with a choice of routes, and excellent multi-modal movement including for people walking or cycling as well as driving. Connections to SH1, Wellsford School and Rodney College across it, and to the existing Wellsford Town Centre are critically important.



Diversity and choice

Facilities that allow for social interaction including recreational open spaces will be a focus for community to develop upon. A range of residential lot sizes from small urban lots in high amenity locations to large lifestyle lots in more challenging and relatively inaccessible areas contributes to overall choice and diversity.



Quality public realm

A fit for purpose, safe and readily maintainable network of open spaces provides a variety of recreational opportunities for the community, is readily accessible to all, residents and visitors, and meets Auckland Council's open space expectations.



Environmentally responsive

Designing urban areas so they reduce the impacts of urban activities on the environment – such as treating stormwater, improving energy and water efficiency and reducing carbon emissions – makes these areas more sustainable.

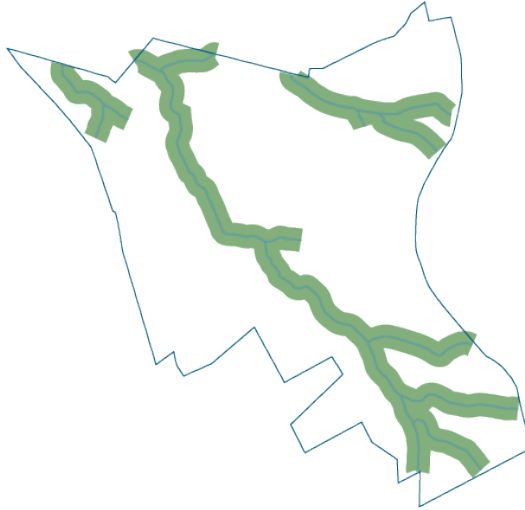


Landscape Character

The site has a recognised landscape character, established by significant and mature native trees, gully systems, northern aspect and streams. The Structure Plan has been spatially organised to enhance, maintain and protect landscape elements, views within, into and out of the site creating a unique sense of place.

6.3 Key Moves

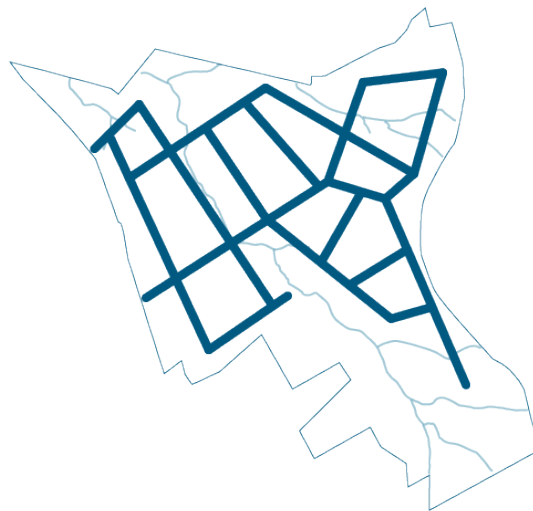
The following key moves embody the design principles and vision set out for Wellsford North, and enable a spatial arrangement of the Structure Plan that responds to the opportunities and constraints of the site.



Develop green corridors for a range of functions including drainage, amenity, ecology, recreation, landscape and cultural use.



Respond to and design with the contours and aspect of the land.



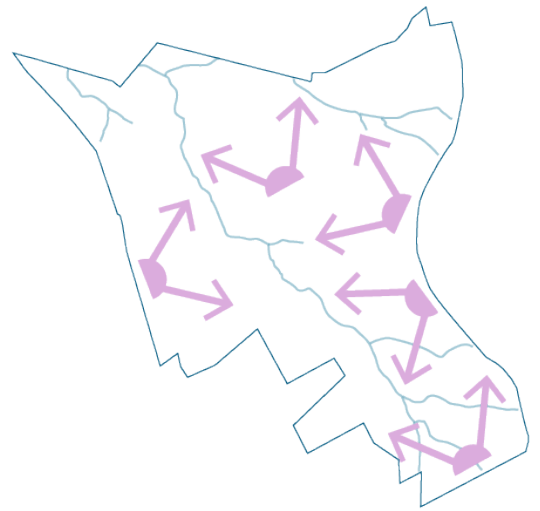
Align streets and blocks to provide a high level of connectivity and a diversity of accessible housing types with good solar orientation.



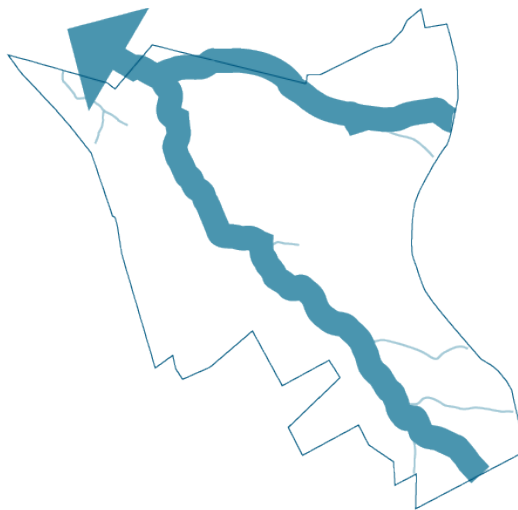
Enable a legible and sympathetic transition of the existing urban form of Wellsford and Wellsford North.



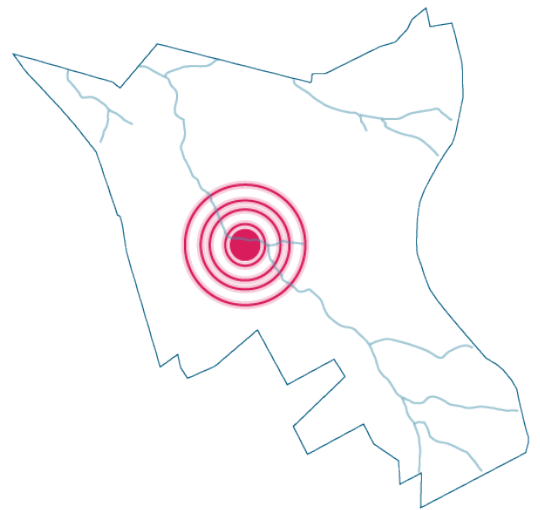
Provide for legible, safe and accessible movement corridors for people of all ages and abilities.



Optimise views of the landscape and its elements within and out of the site.



Provide a spatial arrangement that supports a water sensitive urban design approach to the management of storm-water.



Define a vibrant and walkable community heart for both existing and future residents of Wellsford.

6.4 Structure Plan Elements

6.4.1 Transport Networks

Development of the Structure Plan responds to the movement network features, opportunities and constraints discussed in the report above, including:

- The proposed road network will provide for new connections in an efficient and logical manner that is integrated with the existing road network.
- The new 26m wide Main Boulevard Street will provide a connection between Rodney Street and Monowai Street.
- Upgrade of the intersection between Rodney Street and the new Boulevard Street will ensure additional traffic volumes to and from the Structure Plan area can be safely accommodated.
- A safe internal local roading hierarchy accommodating future residential activities and the proposed neighbourhood centre can be achieved within the Structure Plan area.
- Dedicated pedestrian and cycle facilities will support transport and accessibility that is multi-modal and connected with an appropriate number of access points. Walking and cycling facilities are proposed along the Boulevard Street, a number of adjacent local roads, and the proposed green corridor. This arrangement will achieve a permeable network while providing access to amenities within the Structure Plan area and the wider Wellsford urban area.
- The Structure Plan area is an approximately 15-minute walk from the Wellsford Town Centre. The Boulevard Road and extension to Monowai Street will provide connection from the Structure Plan area to existing connections to the Wellsford Centre through Monowai Street, Batten Street, and a road-to-road walkway to Wi Apo Place.
- The width of the roads will provide sufficient widths for rain gardens, wide berms and on-street parking and footpaths.

6.4.2 Infrastructure

Water and Wastewater

Development of the Structure Plan responds to the infrastructure network features, opportunities and constraints discussed in the report above.

A funding agreement is currently being drafted between Watercare and Wellsford Welding Club for an upgrade of the Wastewater treatment plant to provide capacity for the development of the Structure Plan area.

Watercare are currently applying for a new bore consent that will provide additional capacity for the water supply network and should be granted by the end of 2022.

Stormwater Management

In terms of stormwater management, the Structure Plan will manage the effects of development's storm water quantity, quality and conveyance outcomes through:

- Preserving, protecting and enhancing water bodies and natural wetlands;
- Eliminating and minimising the generation of contaminants;
- Providing 95th percentile, 24 hr, hydrological mitigation;
- Ensuring the flooding effects within, upstream and downstream of the structure plan area are mitigated effectively;

- Providing a stormwater management toolbox approach; and
- Considering future effects of climate change.

6.4.3 Natural and Built Heritage

Development of the Structure Plan responds to the infrastructure network features, opportunities andThe Structure Plan area does not contain natural and physical resources that have been scheduled in the AUP in relation to natural heritage, Mana Whenua, natural resources, historic heritage, special character or the coastal environment.

Detailed archaeological reporting has also been undertaken by Clough and Associates, and it has been determined that the Structure Plan area does not contain known archaeological sites and therefore the area has no known archaeological value or significance.

6.4.4 Natural Resources

Development of the Structure Plan responds to the natural environment features, opportunities and constraints discussed in the report above.

The Structure Plan area does not contain features that have been scheduled in the AUP in relation to Mana Whenua, natural resources, or the coastal environment.

An ecological assessment by Biosearches has identified natural wetlands and permanent and intermittent watercourses within the Structure Plan area. The retention of the wetlands and permanent and intermittent streams creates a key structural element that largely determines where roads, open space and intensive residential development are located.

The Structure Plan proposes to maintain and enhance the existing waterbodies within the Structure Plan area, which contribute to the ecological value of the area. Permanent and intermittent watercourses have been integrated within the Structure Plan area by being incorporated within the proposed green ecological corridor, which will also contain walking and cycling facilities. It is proposed that these watercourses are enhanced through riparian planting, which will provide for improved outcomes for environmental restoration and biodiversity.

6.4.5 Open Space and Recreation

Development of the open space strategy for the Structure Plan is responsive to the natural environment features, opportunities and constraints of the site as discussed in the report above.

A flat and useable indicative village park is provided for in a central location, easily accessible from the higher density residential zones and village centre, consistent with the Council's Open Space Provision Policy. This assists in forming a focus of the development and providing amenity in the higher density areas, where there is a greater need for it.

In addition, two neighbourhood parks are provided with one servicing the northern neighbourhoods and the other servicing the southern neighbourhoods.

Enhancement of permanent and intermittent streams through riparian planting will provide ecological linkages, as well as opportunities for green corridors to link public open spaces and provide a connected cycling and walking network throughout the development.

6.4.6 Landscape

The landform of the Structure Plan area has been a key factor in informing the layout and land use of the Structure Plan. Any urban development within the Structure Plan area will alter the existing landform and this is generally anticipated in greenfield development. Within this context, the key outcomes sought for

the Structure Plan from a landscape perspective are considered to be as follows:

- Retaining the broad topography of the Structure Plan area;
- Acknowledging the best-developed natural watercourses and emphasising these as a structuring element;
- Configuring the layout of the Structure Plan area to optimise opportunities for high-quality urban environments, strong landscape identity and high levels of amenity; and
- Integrating, where practicable, the edges the Structure Plan area with adjoining areas so that natural patterns and open space corridors can continue seamlessly, and be strengthened where possible.

6.4.7 Land Use

Building on the matters outlined above, and all of the opportunities and constraints associated with the Structure Plan area, the preferred Structure Plan proposes a mix of residential zones with a small village centre.

Residential

The predominant level of residential density anticipated throughout the Structure Plan area is lower-medium density. The indicative lower-medium density residential is proposed to apply to the majority of the Structure Plan area providing for approximately 29.7ha of the site for low-medium density residential development.

The indicative medium density residential land use is proposed to apply to approximately 5ha of the Structure Plan area, enabling greater residential densities within an accessible catchment of SH1 and the existing Wellsford Town Centre, surrounding the indicative village centre, and on land that is generally flat to rolling.

The indicative lifestyle living zone is proposed to apply to approximately 14ha of the Structure Plan area in the southern portion of the site. This responds to the steeper slopes and gully systems in the southern portion of the site, as well as retaining the rural character in this area.

Village Centre

The Structure Plan includes a small 0.9ha indicative village centre, to provide for the local convenience needs of the Wellsford North community within a walkable distance. This ensures that future residents are able to walk to access day to day goods and services and supports the quality compact growth model.

The Village Centre is proposed to be situated in the centre of the Structure Plan area close to the proposed suburban park and ecological corridor providing walking and cycling access throughout the Structure Plan area and connecting with the existing Wellsford urban area. This will assist with creating a central focal point for the community.

Summary

The proposed land use pattern contributes toward future housing needs of northern Auckland and allows the retention of landscape features such as waterways to be incorporated in the overall design and not used as saleable land as might be otherwise. The mix of residential zones will provide for a wide range of housing choices and levels of affordability, promoting a diverse community in Wellsford North.

The Wellsford North Structure Plan

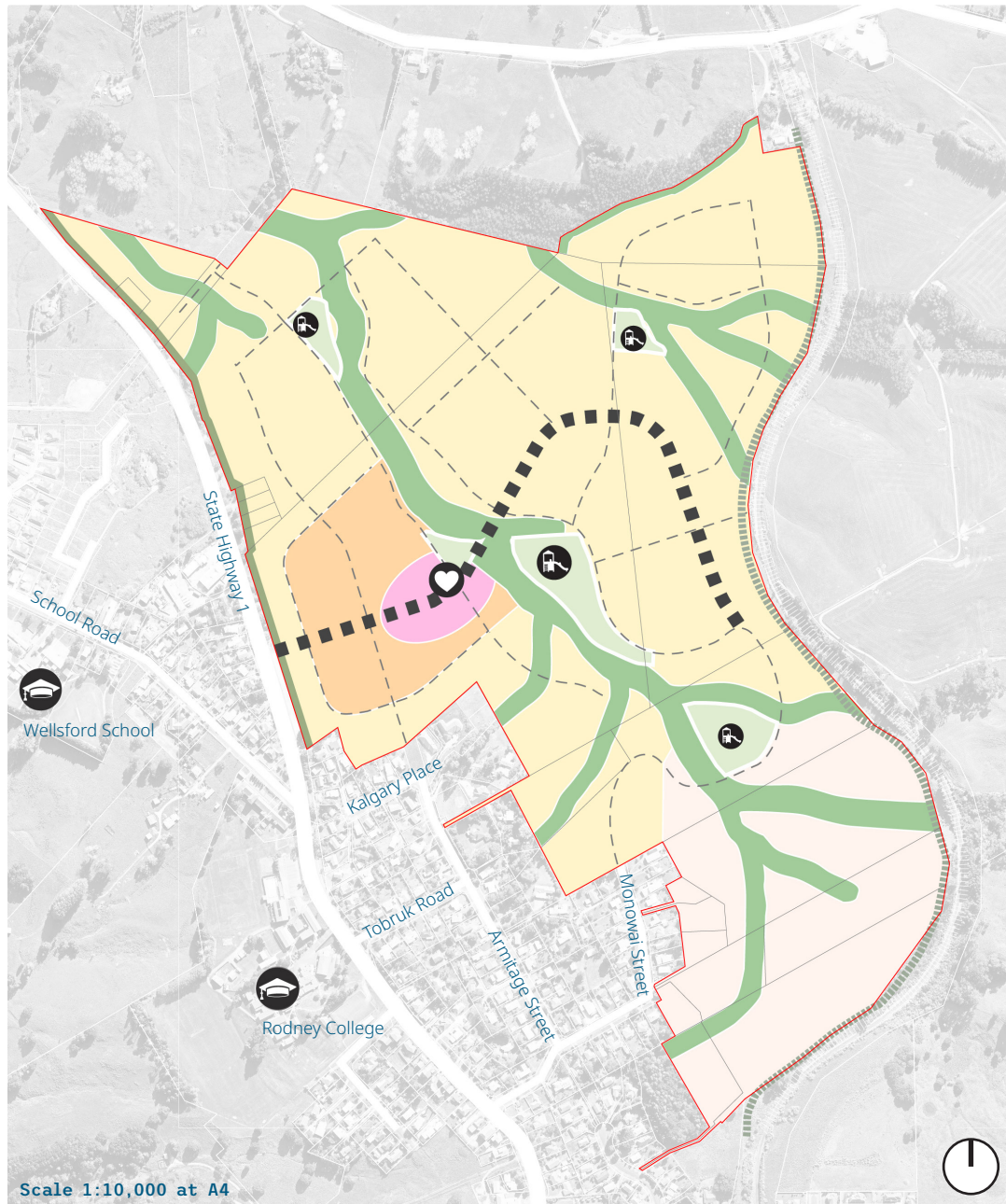














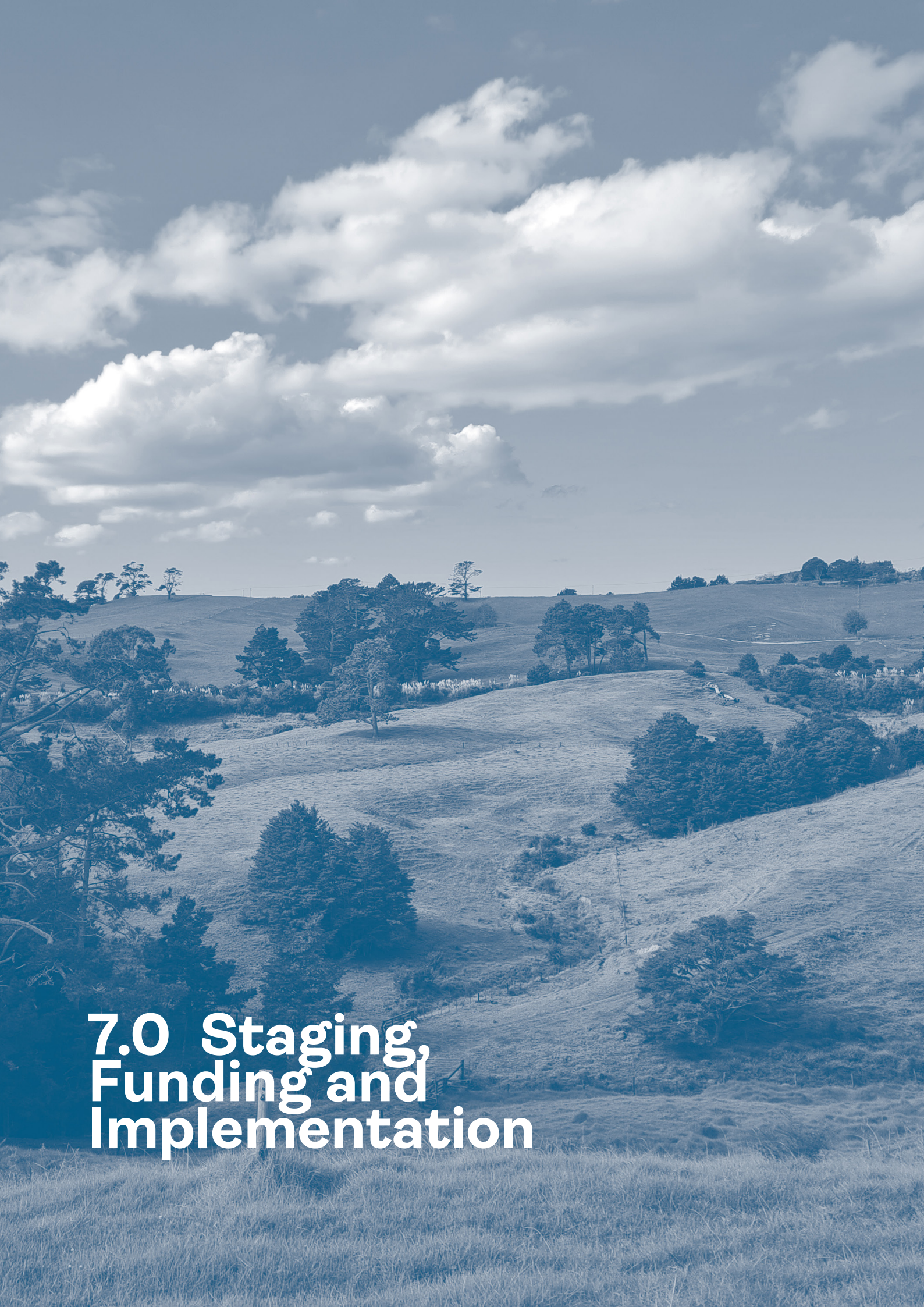


Figure 32 Wellsford North Structure Plan - 2022

Legend

- | | | | |
|---|---------------------------------------|--|--|
|  | Structure plan extent |  | Main Collector Road |
|  | Property Boundary |  | Local Streets |
|  | Indicative Lifestyle Living |  | Greenway Cycleway |
|  | Indicative Lower Density Residential |  | 10m Landscape Buffer |
|  | Indicative Medium Density Residential |  | Indicative Playground |
|  | Indicative Village Centre |  | Indicative Village Centre Public Space |
|  | Ecological Areas / Open Spaces |  | Existing Schools |



7.0 Staging, Funding and Implementation

7. Staging, Funding and Implementation Plan

7.1 Staging Plan

As discussed above, the FULSS identifies Wellsford North as being development ready in 2023-2027. Staged land release and the normal time lags for design, consenting and construction will ensure that development meets this timeframe if the Wellsford North Structure Plan and Plan Change are progressed in 2022.

Development within the Structure Plan, is driven by the readiness and commitment of the WWC to develop the land within the Structure Plan area.

It is proposed to develop the area adjacent to Monowai Street in the south, and the area adjacent to SH1 first (identified as Stage 1 in the Staging Plan below), given the close proximity of these areas to the existing roading network. Part of the first stage of development will include the development of the village centre, as well as the transport upgrades and connections required to enable development in the Wellsford North Structure Plan area.

The balance area of land within the Structure Plan area that is currently owned by WWC, as well as the Countryside Living lots to the south will be subject to a private plan change request and will therefore form Stage 2 of the development, as shown in the Staging Plan below. Stage 2 will deliver the bulk of the housing within the Wellsford North Structure Plan area.

Stage 3 of the development is land that is not owned by WWC, and will not be included in the private plan change request lodged with Auckland Council by WWC. The area identified as Stage 2 in the Staging Plan below will need to subject to a private plan change to live zone the land prior to development.

Wellsford North Staging Boundary

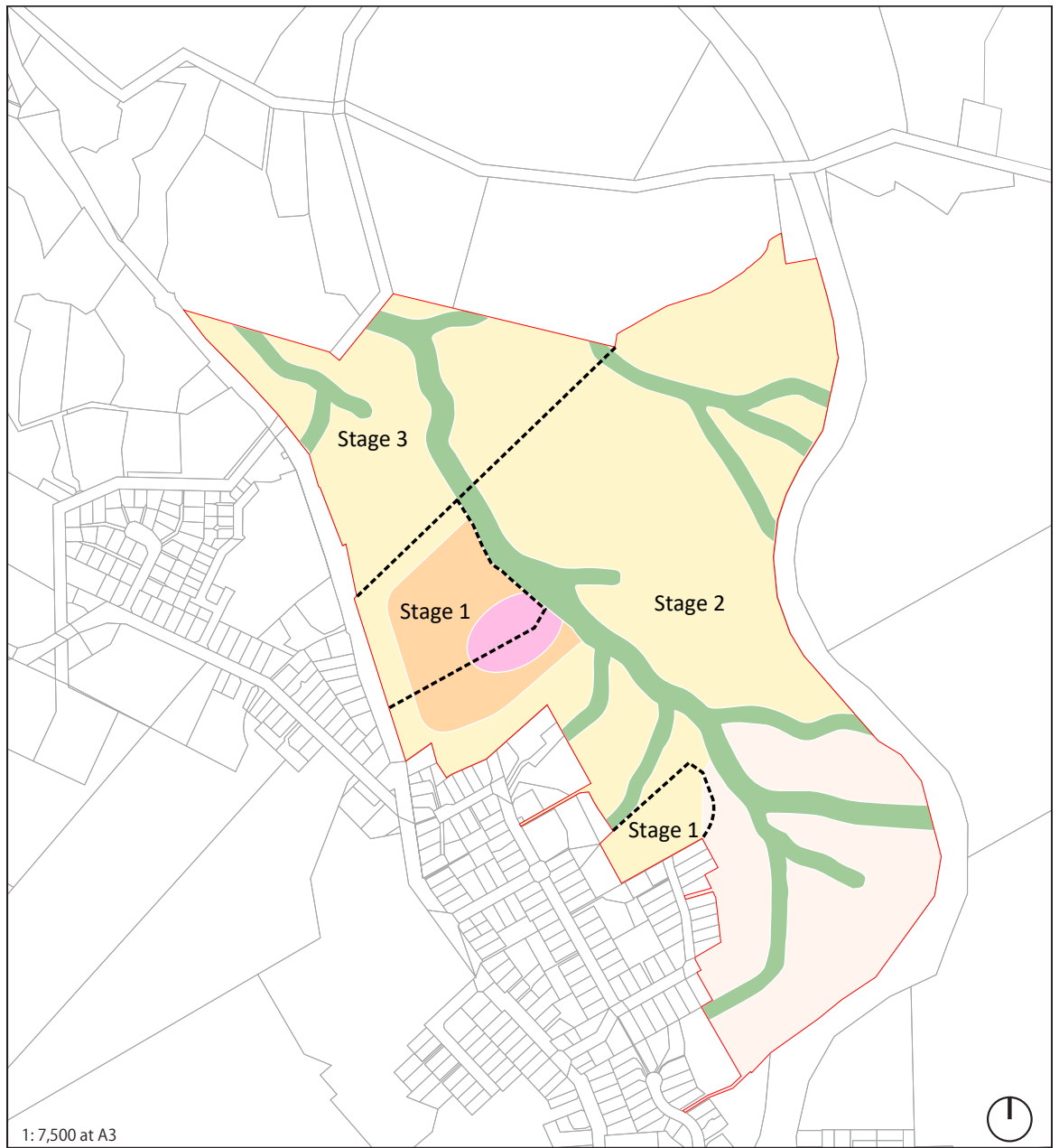


Figure 32 Wellsford North Structure Plan - 2022

Legend

-  Structure Plan Extent
-  Indicative Lifestyle Living
-  Indicative Lower Density Residential
-  Indicative Medium Density Residential
-  Indicative Village Centre
-  Ecological Areas / Open Spaces
-  Staging Boundaries

7.2 Funding Plan

In terms of funding and implementation, all infrastructure required to enable the urbanisation of the live zoned land within the Structure Plan area and to mitigate potential effects of developing this land will be funded either by the developer or through the Watercare Assets Upgrade Plan, as well as by way of the Heads of Agreement between Watercare and the Wellsford Welding Club.

Specifically:

- A new intersection will be provided connecting to SH1 (Rodney Street), which will be fully funded by the developer;
- All new internal roads, connections and cycleways will be constructed and funded by the developer;
- Water Supply will be available by way of the new bore consent currently applied for by Watercare; and
- Wastewater capacity will be available via a memorandum and funding agreement between the Applicant and Watercare.

B&A

Urban & Environmental

09 375 0900 | admin@barker.co.nz | barker.co.nz

PO Box 1986, Shortland Street, Auckland 1140

Whangarei | Napier | Christchurch | Auckland | Wellington | Queenstown |
Hamilton | Kerikeri | Wanaka