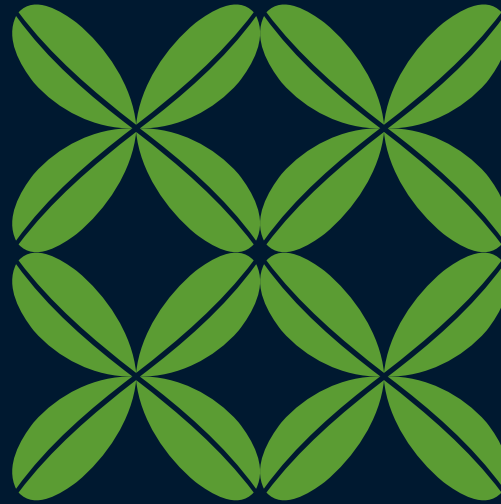
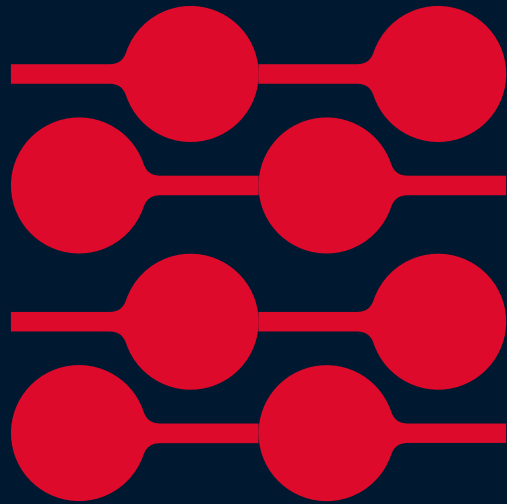




Te Rautaki Tuawhenua o te Tonga

Southern Rural Strategy

2025-2055

May 2025



Te Mihi ki Te Tiriti

Acknowledging Te Tiriti

Te Tiriti o Waitangi/the Treaty of Waitangi (re)affirms the enduring rights and interests of tangata whenua. These rights are affirmed and protected within international law. Te Tiriti o Waitangi provides the foundation for a partnership approach between Te Kaunihera o Tāmaki Makaurau Auckland Council and mana whenua. Te Tiriti creates the foundation for a dynamic and enduring relationship that enriches the future of Tāmaki Makaurau with the unique knowledge, wisdoms, practices, and aspirations of te ao Māori. The council recognises mana whenua as kaitiaki (guardians), contributors to the economy, and leaders within Tāmaki Makaurau. The council is committed to meeting its statutory responsibilities (including Treaty Settlement Commitments) to Māori in Tāmaki Makaurau and recognises this falls within a local government Tāmaki Makaurau context.



Rārangi Kōrero | Contents

Te karapa ki Te Rautaki Tuawhenua o te Tonga The Southern Rural Strategy at a glance.....	5
Wāhanga 1: He kōrero mō Te Rautaki Tuawhenua o te Tonga Part 1: About the Southern Rural Strategy	8
Why we need the strategy	9
How the strategy works	10
How the strategy will be used	11
Wāhanga 2: Horopaki Part 2: Background	12
About the people.....	13
Māori in the southern rural area	14
The natural environment.....	16
Climate change and natural hazards.....	17
Industry and economy.....	18
Infrastructure.....	18
Existing rural settlements	21
Housing choice.....	22
Wāhanga 3: Te tipuranga me te whanaketanga o te tuawhenua o te tonga Part 3: Growth and development of the rural south.....	23
Growth.....	23
Capacity	24
Wāhanga 4: Te anga whai rautaki Part 4: Strategic framework.....	25
Theme 1: Rural form and growth.....	26
Theme 2: Resilient rural areas and communities.....	28
Theme 3: Infrastructure servicing	30
Theme 4: Healthy ecosystems and natural environment	32
Theme 5: Māori outcomes.....	34
Wāhanga 5: Tā mātou urupare i te mokowā o te tuawhenua o te tonga Part 5: Our southern rural spatial response.....	36

How our spatial response was developed	36
Future focused settlement hierarchy	37
About our spatial response	38
Wāhanga 6: Ngā koringa ā-muri I Part 6: Next steps	40
Implementation.....	40
Monitoring	40
Review	40
Ngā here matua I Key Terms	41
Tohutoro I References.....	44
Ngā Āpitihanga I Appendices.....	46
Appendix A: Key legislative, statutory frameworks and policy documents.....	47
Appendix B: Southern rural settlement profiles.....	49

Te karapa ki Te Rautaki Tuawhenua o te Tonga | The Southern Rural Strategy at a glance

The Southern Rural Strategy (the strategy) provides a vision and framework to guide growth and development in Auckland's southern rural area over the next 30 years. It aims to balance competing pressures in the rural south to ensure that growth occurs in a manner that supports liveable communities, rural production and resilience. The strategy has been developed for the communities across the rural south, the development community, Auckland Council and council-controlled organisations to provide clarity about how growth will be managed over the long term.

As the first subregional strategy, the strategy plays a key role in implementing the Future Development Strategy 2023-2053 (FDS).

About the place

The southern rural area extends from the Tasman Sea and Manukau Harbour in the west to the Hauraki Gulf and the Firth of Thames in the east. This area boasts a long and rich history, with hapū and iwi having occupied and settled here for nearly 1000 years. There are 11 mana whenua entities with customary interests in the area. The enduring connection of these communities to the land is reflected in the strong local identity that continues to define the area today.

The southern rural area has a diverse natural environment, including the Hūnua Ranges Regional Park, Āwhitu Peninsula and the Franklin volcanic field. The area is home to an abundance of resources, including highly productive land. The horticultural and farming sector in the area play a crucial role in Auckland's and New Zealand's economy by producing a significant portion of the country's fruit and vegetables, generating substantial export earnings, and providing employment for surrounding communities.

Why we need the strategy

The southern rural area's proximity to New Zealand's most populous urban area, creates ongoing demand for development across the rural south. The Auckland Growth Scenario anticipates an increase of 89,900 people, 37,500 households and 16,500 jobs in the rural south by 2052.

The anticipated growth will put pressure on rural industries, highly productive land, the environment, communities and already constrained infrastructure. The strategy is required to provide a coordinated approach to managing these pressures and supporting sustainable growth, while ensuring the area's continued prosperity and liveability.



About the strategy

The strategy has two key components: the strategic framework (Part 4) and the spatial response (Part 5). The strategic framework sets out the long-term vision and direction to accommodate anticipated growth and development in the southern rural area. The framework is structured around five interrelated themes, each with an outcome that reflects the desired state for the area and directions that set a pathway to achieving this outcome (see Figure 1).

The spatial response demonstrates the future role and function of settlements in the rural south, as well as the high-level land uses of rural areas beyond these settlements.

Most future growth is anticipated to occur in the future urban areas of Drury, Pukekohe and Paerātā and through intensification of Pukekohe's existing urban area. Waiuku and Beachlands serve as key rural coastal towns, supporting the wider western and eastern areas. While Waiuku already fulfils this role, Beachlands will continue to grow and develop into a coastal town.

Clevedon and Kingseat will be rural villages that are smaller than towns but still providing essential services to local communities. Over time, Kingseat will grow into this role, while Clevedon will continue to serve its existing function.

Some rural, coastal and dispersed settlements will continue to have little or no growth and limited

services. These communities will rely on the broader rural network of settlements to meet their needs.

Outside of the settlements, the spatial response indicates land-uses that are expected to remain rural (non-urban) over the long term. These areas will continue to play a vital role in rural production and a range of activities and living choices.

The directions set by this strategy will help to inform the council's next long-term plan and other council planning documents, including the review of Auckland Unitary Plan.

Reporting and implementation of this strategy will be incorporated into the current annual process for reporting on the FDS.

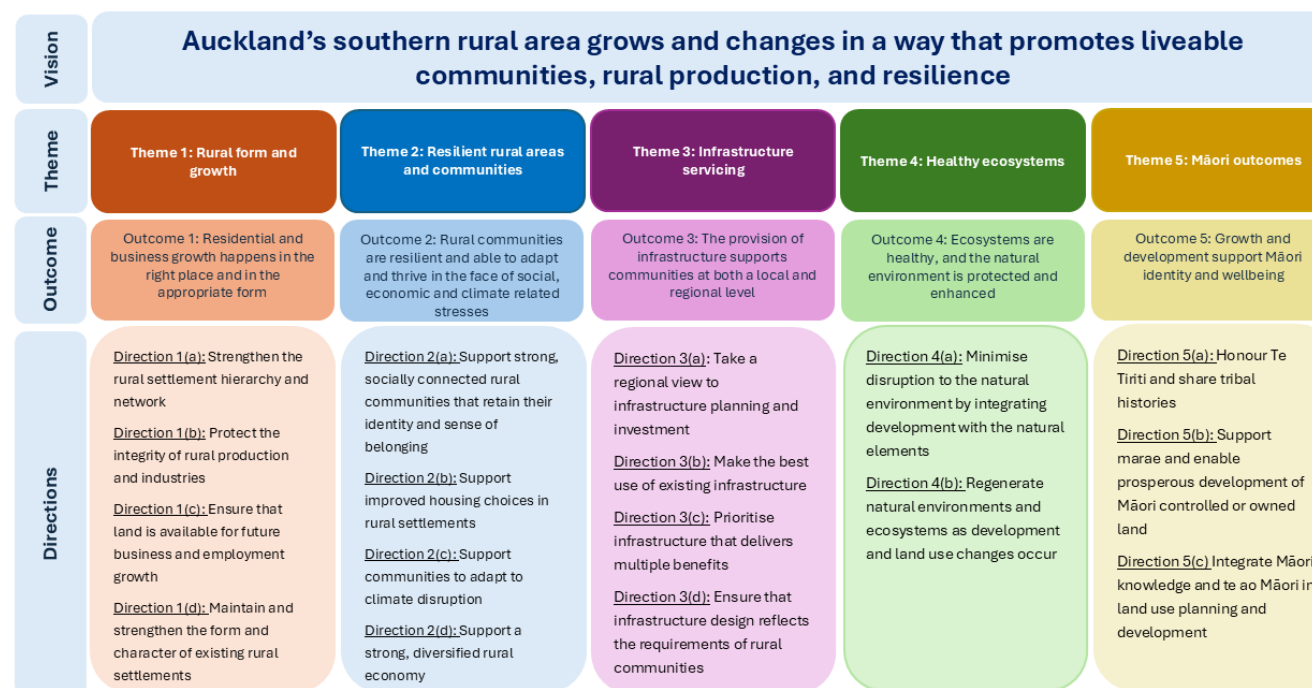
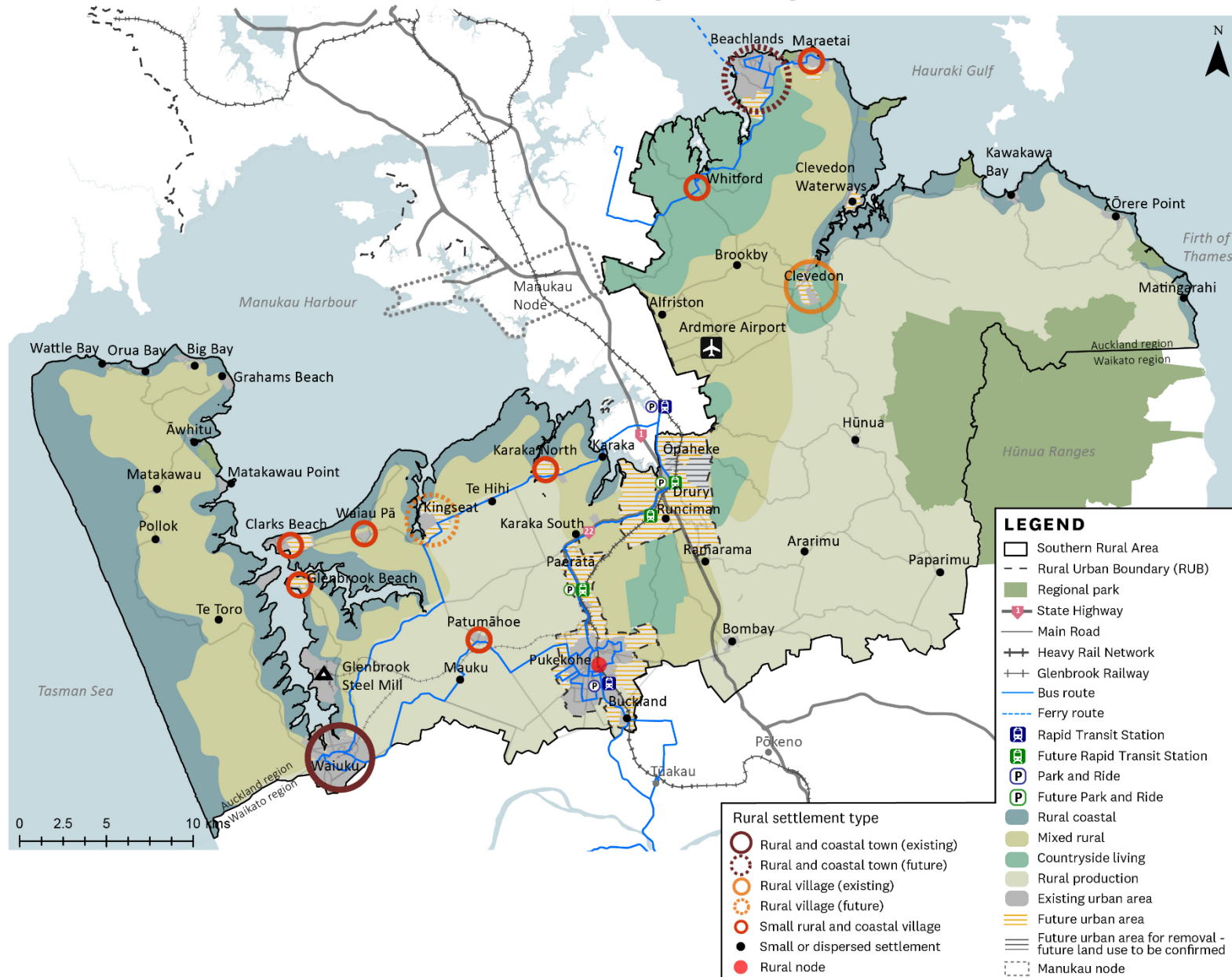


Figure 1: Southern Rural Strategy Strategic Framework

Our southern rural spatial response



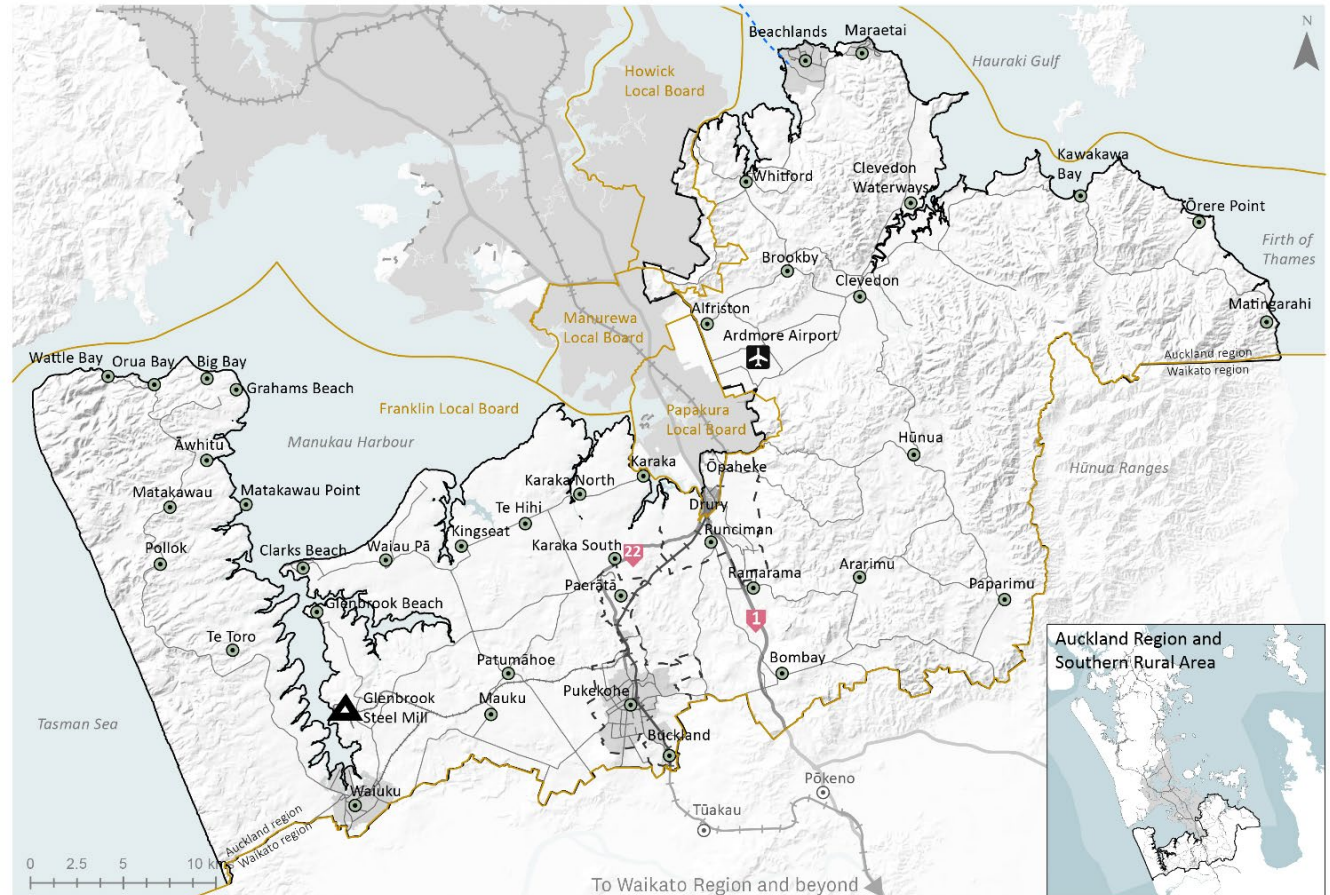
Wāhanga 1: He kōrero mō Te Rautaki Tuawhenua o te Tonga | Part 1: About the Southern Rural Strategy

The Southern Rural Strategy (the strategy) provides a vision and direction for where and how Auckland's southern rural area can grow and change over the next 30 years in a way that promotes liveable communities, rural production and resilience.

This strategy is aligned with the direction set in the [Future Development Strategy 2023-2053](#) which promotes a quality compact approach to growth across Tāmaki Makaurau. The FDS seeks to focus investment in locations that achieve the greatest benefits and directs growth to places that minimises risk to people, property, and infrastructure.

The strategy applies to Auckland's southern rural area. This area spans from the Tasman Sea and Manukau Harbour in the west to the Hauraki Gulf and the Firth of Thames in the east (see Map 1). The southern rural area includes the entire Franklin Local Board area and some small areas of adjacent rural land within the Howick, Manurewa, and Papakura Local Boards. While the future urban land located inside the Rural Urban Boundary at Drury, Ōpaheke, Pukekohe and Paerātā is within the southern rural area, this strategy does not provide direction for their growth and development as this is addressed through other planning processes including structure plans and plan changes. See the [Drury- Ōpaheke Structure Plan](#) and the [Pukekohe-Paerātā Structure Plan](#) for more information.

Southern rural area, settlements and local board boundaries



LEGEND

- Southern Rural Area
- Local Board Boundaries
- Rural Urban Boundary (RUB)
- Existing Urban Area
- Settlement
- State Highway
- Major Road
- + Heavy Rail Network
- + Glenbrook Railway
- Ferry Route

Map 1: Southern rural area, settlements and Local Board boundaries

The southern rural area is home to an abundance of resources including highly productive land, making it one of New Zealand's main food bowls. Auckland's rural south is adjacent to New Zealand's most populous urban area and has strategic links the Waikato, Bay of Plenty and the rest of the country. This makes it a critical location for rural production.

A range of established settlements of varying scales provide housing, employment and lifestyle opportunities across the area.

The rural south is anchored by the rural node of Pukekohe, a settlement that is expected to experience significant growth over the long term. Large-scale urban development at Drury will, in time, bring urban Tāmaki Makaurau closer to the rural south. Currently, most residents live within the settlements in the rural south, with a smaller proportion living on farms or lifestyle lots.

On average, the population is older than the rest of Tāmaki Makaurau and is predominantly European. However, there are growing Māori, Asian and Pasifika populations in the area. Māori communities play an important role in shaping the future of the rural south.

The geographic distance of rural settlements from urban Tāmaki Makaurau and other large towns has resulted in a strong community spirit and sense of local identity.

Why we need the strategy

By 2052, Tāmaki Makaurau is anticipated to grow by around 600,000 people and 240,000 households.¹ Growth in the southern rural area is anticipated to account for 15 per cent of this growth.

This growth will create ongoing demand for development across all areas of the south. Most growth is anticipated to occur in the future urban areas of Drury, Pukekohe and Paerātā, although some will be accommodated through the intensification of the existing urban areas of Pukekohe.

However, there will be ongoing growth pressure in other settlements across the rural south. Although this growth will be relatively small by comparison, it is still significant given the small scale of these settlements. There is also likely to be additional

demand for development outside of the rural settlements.

Collectively, growth will put pressure on rural industries, highly productive land, the environment, communities and already constrained infrastructure. It may also create demand for infrastructure where there are no plans for the provision of public infrastructure which in turn may limit the ability for some settlements to grow.

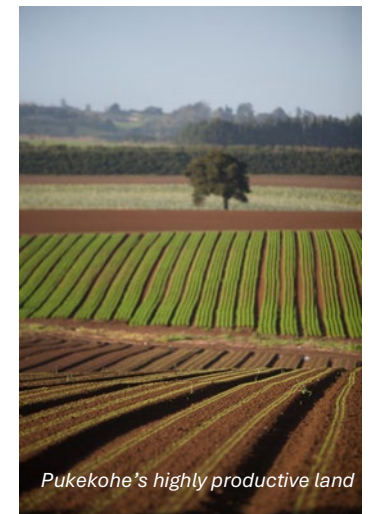
The strategy provides a coordinated approach to address these pressures. It sets a vision for the rural south and provides direction for how the area can manage and accommodate growth over the long term. This will help support the area's continued prosperity and liveability.



Hūnua pools



Clarks Beach



Pukekohe's highly productive land

¹ All anticipated growth numbers referred to in this strategy are sourced from the Auckland Growth Scenario 2023 version 1.1

<https://knowledgeauckland.org.nz/publications/auckland-growth-scenario-2023-version-11-ags23v11-data/>

How the strategy works

Where it sits with other plans and strategies

The Future Development Strategy 2023-2053 (FDS), a requirement of the National Policy Statement on Urban Development, sets the overall direction for growth and development in Auckland, including, at a high-level, for the southern rural area.

The FDS proposes a rural strategy to be prepared that considers, in more detail, the appropriateness of growth in existing rural settlements.

This strategy is the first subregional strategy to be prepared under the FDS. The strategy sets out how the area should grow and change over the long term. It will inform and guide future planning and investment processes such as the Auckland Unitary Plan, long-term plan, local board plans and FDS updates (see Figure 2).

The wider regulatory and policy context relevant to this strategy is listed in Appendix A.

Core elements of the Southern Rural Strategy

The strategy has two key elements, the strategic framework (Part 4) and the spatial response (Part 5). The strategic framework is made up of the vision, themes, outcomes, directions and examples of how to support the directions. The spatial response builds on the strategic framework and provides a spatial representation of the outcomes sought for the future (see Figure 3). It shows how the area should grow and change to achieve these outcomes.

The strategic framework and the spatial response work together to provide the long-term spatial, and non-spatial, direction for the area.

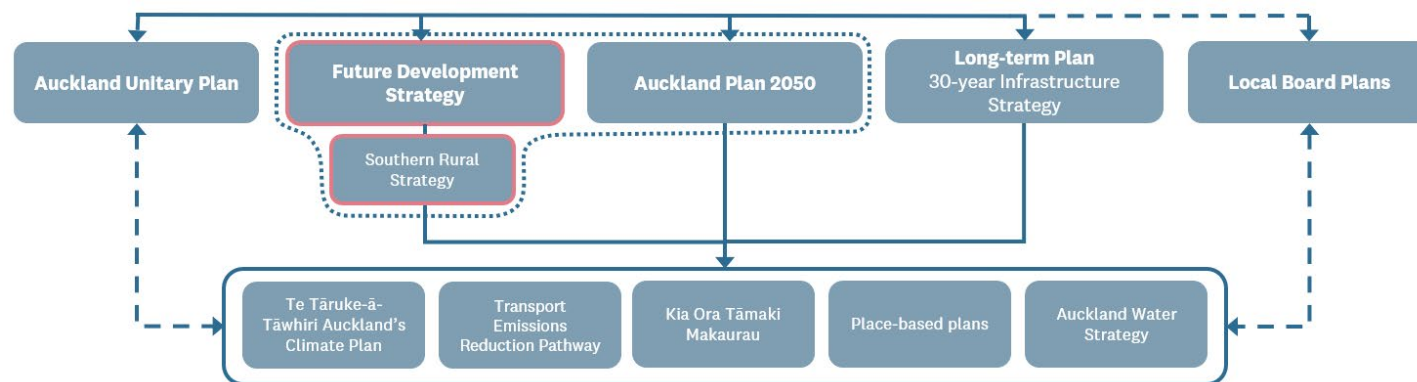


Figure 2: Relationship of this strategy with council plans

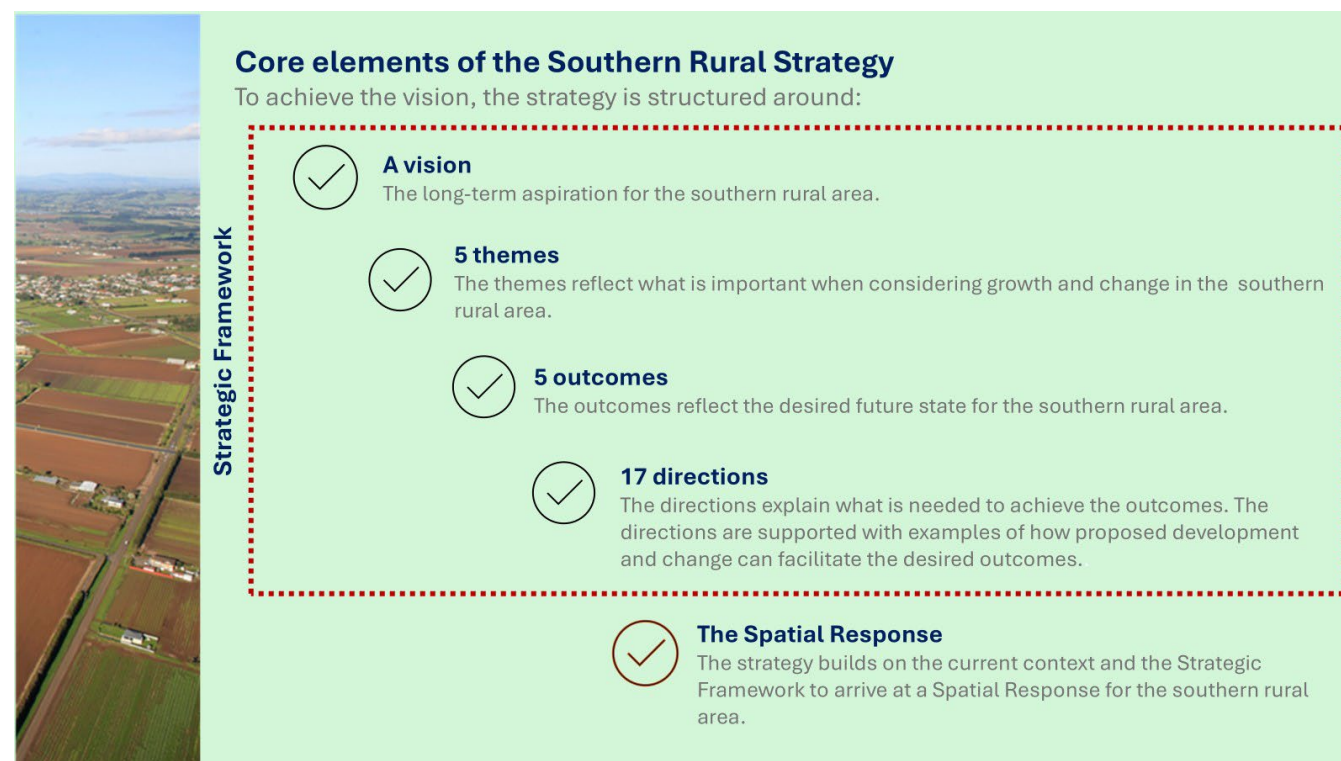


Figure 3: Core elements of the Southern Rural Strategy

How the strategy will be used

The strategy is intended for the communities of the rural south. It will also be important for the development community, Auckland Council, and the council-controlled organisations (CCOs) to understand where and how much growth is anticipated, together with how growth is to be coordinated over the long term. The strategy will help to inform ongoing council work, including other plans and strategies that may have an impact on the southern rural area. It is also linked with the council's long-term plan that sets out its investment plan for all of Tāmaki Makaurau, including the rural south.

Mana whenua input

The 11 mana whenua entities with customary interests in the rural south have consistently articulated their concerns, challenges, issues, needs and aspirations to the council. Auckland Council engaged with mana whenua throughout the development of this strategy.

Community and interest group input

Input from interest groups on current issues and opportunities informed the development of this strategy. Key interest groups included community groups, business associations, local representatives of rural production industry organisations, government agencies, council-controlled organisations, and developers with interest in the area. Public consultation on the draft strategy took place between October and December 2024.



Wāhanga 2: Horopaki | Part 2: Background

The rural south has a long and rich history. This beautiful and plentiful area was settled by hapū and iwi nearly 1000 years ago. Ancient volcanic eruptions created rich and fertile soils that, combined with the temperate climate, were ideal for cultivation. The surrounding moana (ocean/sea) and many awa (rivers) provided an abundance of kai (food) from both land and water.

Key trade routes ran through the area with tracks and roads providing access north-south from Tāmaki Makaurau to Waikato, east to the Tikapa Moana Hauraki Gulf and west to the Manukau Harbour and Tasman Sea. These routes helped sustain a large population and established the area as a centre of trade.

The Manukau Harbour holds deep historical and spiritual significance for mana whenua of Tāmaki Makaurau, serving as a source of sustenance, connection, and cultural identity. The area, with its extensive shoreline, is home to some of the earliest Māori settlements in Aotearoa. The harbour and its surrounds hold many sites of strong spiritual and cultural value.² Ōwhitu Peninsula has a rich cultural landscape and history. The high energy, open west coast with puriri forests bordered by the Tasman Sea, and the more sheltered east coast with kauri forest bordered by the Manukau Harbour provided a wide

range of food sources making an attractive area for pre-European settlement.

These qualities attracted early European settlement and continue to attract people to the area today. Currently, the rural south is home to around 84,500 people³ and is experiencing significant growth pressure. Although the population represents five per cent of Auckland's total, it is growing at a higher rate than Tāmaki Makaurau as a whole.⁴

This section provides insights into the current characteristics of the southern rural area and has helped shape the vision for the future, as expressed through the strategic framework (Part 4) and spatial response (Part 5).

About the place

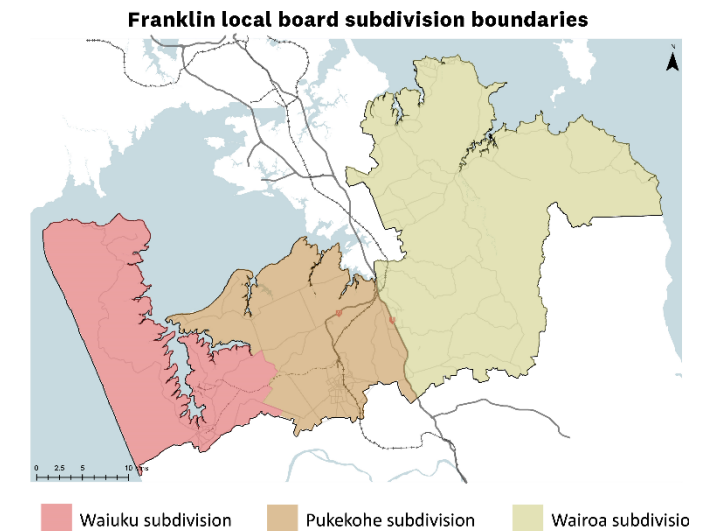
The southern rural area extends from the Tasman Sea and Manukau Harbour in the west to the Hauraki Gulf and the Firth of Thames in the east, with State Highway 1 running through the centre.

The eastern side of State Highway 1 is characterised by an extensive coastline, the Hūnua Ranges, the Wairoa River, and undulating landscapes. These areas are used for a variety of agricultural and tourism-related activities, such as viticulture and equine industries. There are also quarrying and waste management activities. This area is sparsely populated, with most people living in one of the three main settlements: Beachlands, Maraetai and Clevedon.

There are some small coastal settlements such as Kawakawa Bay and Ōrere Point as well as several small inland settlements such as Whitford, Ardmore and Bombay.

Franklin Local Board subdivisions

Some of Auckland's larger local boards are split into areas known as "subdivisions". The Franklin Local Board consists of three subdivisions; Waiuku, Pukekohe and Wairoa (see Map 2). Together, the local board members elected from each subdivision make up the Franklin Local Board who act in the best interest of people in the wider local board area.



Map 2: Franklin Local Board subdivision boundaries

² Auckland Council. (2021). A Synthesis of State of the Environment Monitoring in the Manukau Harbour

³ Based on Stats NZ Census 2023 'usually resident population' count for the Franklin Local Board area. The strategy uses Franklin Local Board area census data as 'best fit'. The strategy covers some

areas beyond the Franklin Local Board boundary however these are largely non-residential and therefore do not have a significant impact on population counts.

⁴ Over the past five years the area has grown by 12.7% while Auckland has grown by 5.4%. Based on Stats NZ Census 2023 data.

There are also several smaller inland villages, such as Ardmore and Bombay, as well as coastal villages, such as Whitford, Kawakawa Bay, and Ōrere Point.

The western side of State Highway 1 features highly productive soil that supports extensive rural industries such as fruit and vegetable growing. The most fertile land is mainly located around and between Pukekohe and Waiuku.

Pukekohe is the largest town in the southern rural area and serves as the southern rural node for Auckland. It plays a key role as a service town, providing a range of services and amenities to both its residents and the surrounding rural community. It also functions as an agricultural hub and a transport and logistics centre. Pukekohe is undergoing rapid change with 1,704 hectares of land identified for future urban development over the long term.

Waiuku, the second largest town in the southern rural area, provides a range of services and facilities to its residents and the surrounding area. There are a few small inland and coastal villages, such as Clarks Beach, Waiau Pā, Kingseat, Karaka, Patumāhoe, and Glenbrook Beach. Āwhitu Peninsula is a popular holiday destination known for its numerous swimmable beaches.

Similar to Pukekohe, the wider area of Drury-Ōpaheke is undergoing significant transition from farmland to residential and business activities. The area is expected to grow to 60,000 people over the next 30 years through the development of 2,806 hectares of identified future urban land (including recently live zoned future urban land). Although it is not included in

this strategy, the Drury- Ōpaheke future urban area will offer substantial housing and employment opportunities over the long term.

About the people

The population of the rural south is predominantly European (77 per cent), with growing Māori (16.6 per cent), Asian (12.5 per cent), and Pasifika (7.3 per cent) populations. The median age in the Franklin Local Board area is somewhat older (40.1 years) than the median age for Tāmaki Makaurau as a whole (35.9 years). The median age of people of Māori descent living in the Franklin Local Board area is 25.5 years. This is slightly less than the median age for people of Māori descent living in Tāmaki Makaurau (26.2 years).⁵

Overall, the population living in the rural south is becoming more diverse and has a slightly older median age than the rest of Tāmaki Makaurau.

Over half of the population live in the three largest towns of the rural south: Pukekohe (27,400), Waiuku (9,800) and Beachlands (7,700).

Although the Franklin Local Board area has some of the lowest deprivation scores⁶ in Tāmaki Makaurau, there are pockets of deprivation in Waiuku, Kingseat, Karaka, Pukekohe and Āwhitu Peninsula.



⁵ 2023 Census national and subnational usually resident population counts (by ethnic group, age, and Māori descent) and dwelling counts.

⁶ The New Zealand Index of Deprivation (NZDep) provides a deprivation score for each statistical area in New Zealand. The Deprivation Index measures the socioeconomic deprivation of a given area at a neighbourhood level. It combines census data on

employment, income, housing, education, health, crime and access to services. The NZDep2023 index of deprivation scale ranges from 1 to 10, where 1 represents the areas with the least deprived scores and 10 the areas with the most deprived scores.

Māori in the southern rural area

Mana whenua have an enduring relationship with the southern rural area, underpinned by whakapapa (genealogy) and kaitiakitanga. This whenua holds significant cultural, historical, environmental and economic importance, with many sites of significance including wāhi tapu (sacred sites), mahinga kai (food-gathering areas), and ancestral landscapes that continue to shape the identity of local hapū and iwi.

There are 11 mana whenua entities with customary interests in the rural south. Each assert and maintain its rangatiratanga (leadership/chieftainship) and mana motuhake (sovereign authority).

The role of mana whenua as kaitiaki is critical to the long-term sustainability of this region. Their mātauranga (knowledge) and tikanga (customs) inform approaches to land management, water protection, and environmental resilience. This includes efforts to restore waterways, protect biodiversity, and maintain the mauri (life force) of the wai (water) and whenua (land).

In addition, there are Māori from other tribes and their descendants who migrated to Tāmaki Makaurau from other parts of the country, and Māori who are not in a mana whenua group, referred to as mataawaka.

Mana whenua entities representing hapū and iwi in the southern rural area	
Ngāti Tamaterā	Ngaati Whanaunga
Ngāti Pāoa	Te Ahiwaru Waiohūa
Ngāi Tai ki Tāmaki	Te Ākitai Waiohūa
Ngāti Maru	Ngāti Te Ata Waiohūa
Te Patukirikiri	Waikato-Tainui
Ngāti Tamaoho	

Houkura - Independent Māori Statutory Board has a statutory responsibility to maintain and promote a Schedule of Issues of Significance to Māori in Tāmaki Makaurau. The Schedule of Issues of Significance 2021 - 2025 identifies key regional priorities to Māori in Tāmaki Makaurau. This document identifies the following regional priorities that are particularly relevant to the Southern Rural Strategy:

- Regional planning and development
- Sites of significance
- Treaty settlements
- Water quality
- Environmental resilience, protection and management
- Marae development.

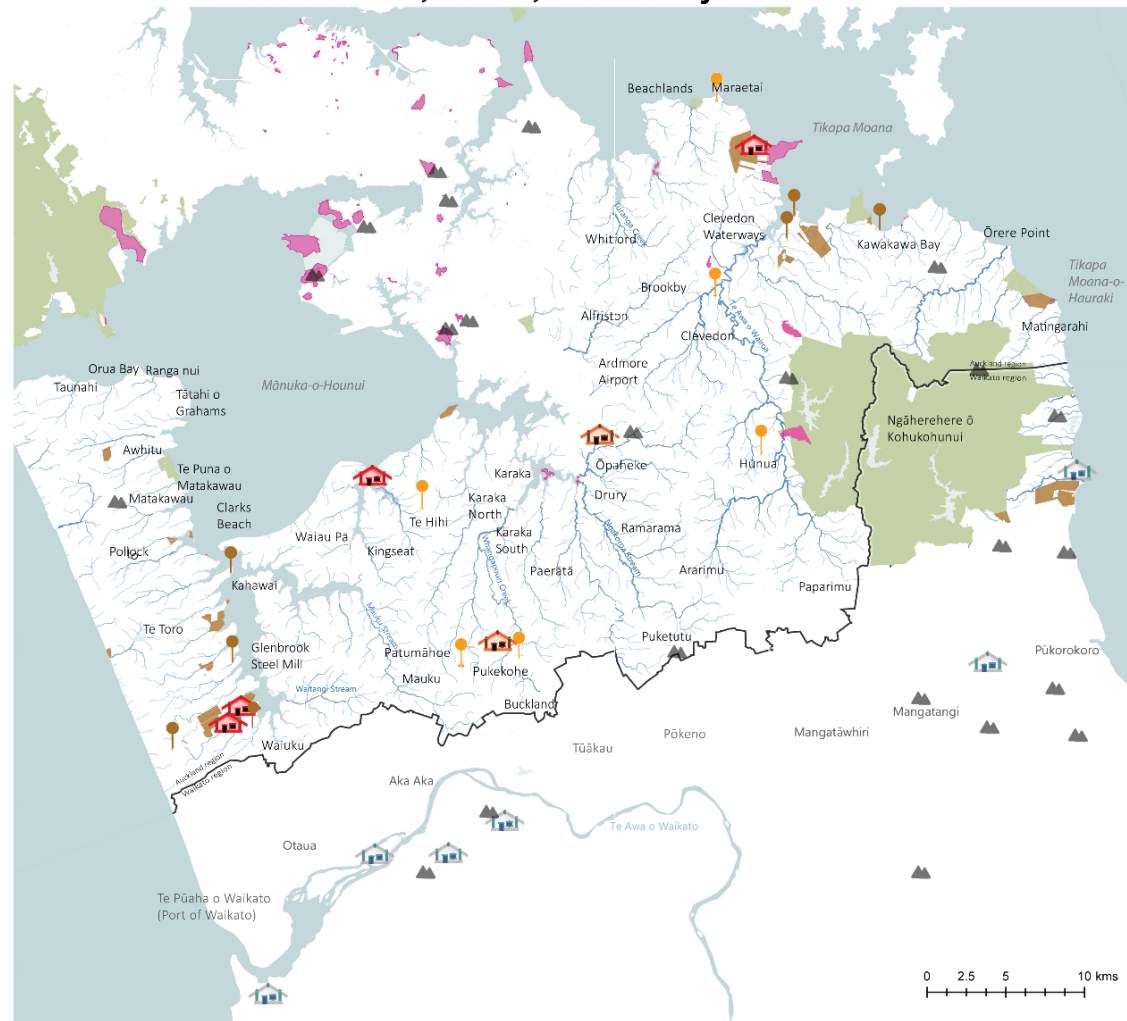
For the southern rural area, there are several key priorities for mana whenua within the rohe, particularly their relationship with the natural environment. Wai is of high importance to Māori. It is a precious taonga (treasure) and integral to whakapapa and of Māori identity.

For Māori, the health of the water is connected to the health of the people, making water quality and the coastal environment crucial concerns. Tikapa Moana, Manukau Harbour, the Hauraki Gulf coast and their tributaries are vital resources with significant cultural values. Past and current land management practices have compromised the mauri (life-force) and water quality of the coastal waters.

The Hūnua Ranges hold special significance due to the regenerating and mature indigenous forest, nationally and regionally threatened species, and numerous sites of significance to mana whenua.

The rural south includes tracts of Māori land and redress land. The area has six marae that serve as cultural and spiritual centres, providing social, economic, and cultural leadership. They extend whanaungatanga (kinship) to the wider community, particularly in times of need. Map 3 shows the location of Māori land holdings, redress land and marae.

Whenua Māori, Marae, and Treaty Settlement land



LEGEND

- Maori Freehold Land
- Maori Freehold Land - land parcel not visible due to scale
- Cultural Redress Land
- Commercial Redress land - land parcel not visible due to scale
- Regional Park
- Community Marae
- Mana Whenua Marae
- Marae in the North Waikato
- Awa (rivers and streams)
- Maunga

Map 3: Māori land holdings, redress land, and marae

The natural environment

The southern rural area has a diverse natural environment, featuring various landforms, wetlands, native forests, and coastlines (see Map 4). Many of these landscapes have been modified by human activity.

There is an extensive network of streams across the rural south. Most streams remain in their natural state, although many have on going water quality issues, and the quality of riparian vegetation varies. The streams feed into the coastal environments of the Manukau Harbour and the Hauraki Gulf. The Wairoa River is the most significant river in the eastern part of the rural south.

The largest continuous native forests are found in the Hūnua Ranges Regional Park and to the east of Whitford and Papakura. Remnants of native forest can be found at the northern end of Āwhitu Peninsula. There are ten regional parks across the area that conserve large tracts of the natural environment and provide large recreational areas for the public.

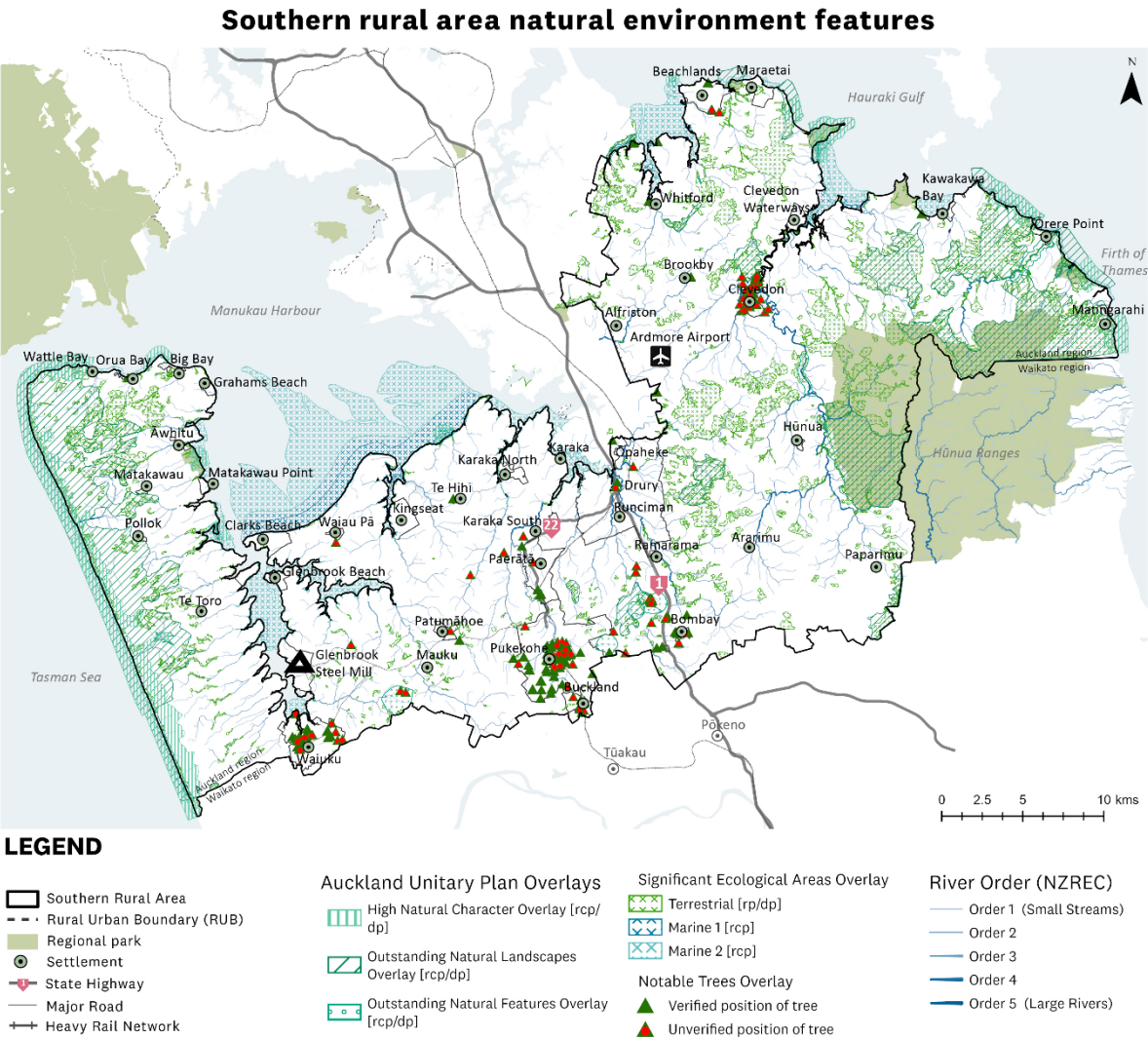
Soils and subsoils are key elements of the natural environment. Much of the soil in the rural south is still intact and functions as a living ecosystem, providing a range of environmental benefits including a repository for fresh water, a carbon sink, and a medium for plant growth.

The Franklin volcanic field is a group of extinct volcanoes around Pukekohe and north-west Waikato. These extinct volcanoes created the fertile volcanic soil that is well known for its horticultural productivity. Despite considerable loss of productive land over the last 20 years, the rural south contains some of the best quality elite and prime soil required for key

horticultural crops and other land based primary production activities.⁷

Horticulture and farming have significantly changed the natural environment of the area. However, these activities can co-exist with improvements to the

natural environment, particularly where there are opportunities to restore stream environments and improve ecological connections.



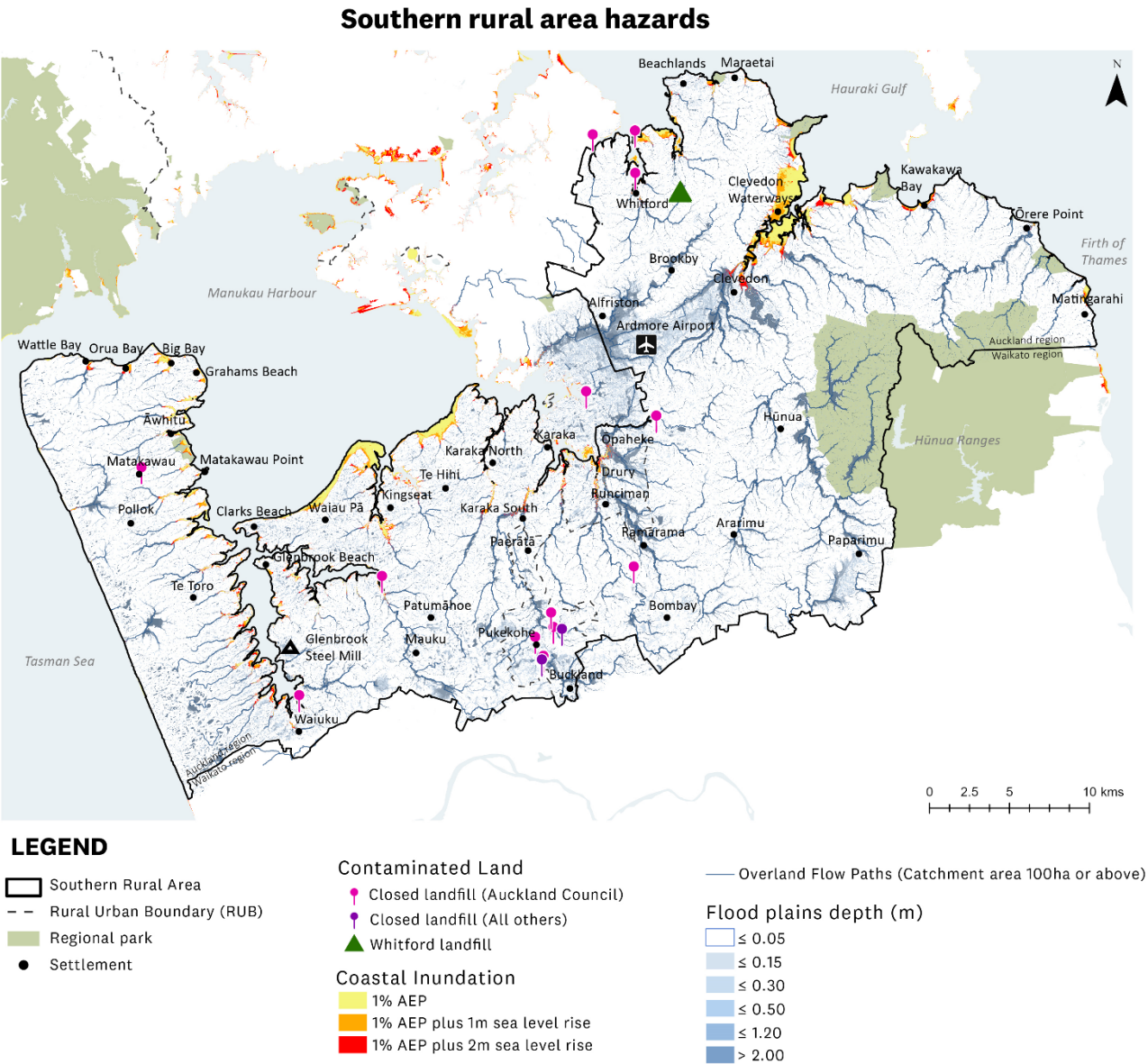
⁷ Ministry for the Environment (2024). Highly productive land.

Climate change and natural hazards

The rural south is particularly vulnerable to climate change and natural hazards. These hazards impact, and will continue to impact, communities and the rural production activities that support the economy in the rural south. Climate change is anticipated to lead to more frequent droughts, reducing water availability for farming. There is also an increased likelihood of extreme weather events, which can damage infrastructure and disrupt communities. Rising sea levels will present further risk to coastal communities.

Fifteen per cent of Auckland’s coastline is in the southern rural area. The council has worked with coastal communities, mana whenua, infrastructure providers and technical experts to develop Shoreline Adaptation Plans. These plans anticipate and plan for the impacts of coastal hazards and climate change on council-owned land and assets.⁸

Map 5 shows the areas that are affected now and into the future by natural hazards including coastal inundation, overland flow paths and flooding. Other constraints, such as the location of closed landfills are also shown.



Map 5: Hazards in the southern rural area

⁸ For more information, and for the Shoreline Adaptation Plans for specific areas within the Southern Rural Area see: [About the Shoreline Adaptation Programme](#)

Industry and economy

The southern rural area plays a crucial role in Tāmaki Makaurau and New Zealand’s economy and is often referred to as Auckland’s food bowl. The rural production sector is heavily dependent on the highly productive soils found in the south to produce a significant portion of Auckland’s and New Zealand’s fruit and vegetables. The sector generates substantial export earnings, contributes to New Zealand’s food security, and provides employment for the surrounding communities.⁹

While primary industries such as horticulture and farming are vital to the area’s economy, manufacturing, construction and the retail trade sector account for the largest share of employment.¹⁰ The Glenbrook Steel Mill is the largest industrial employer. It provides 1,400 jobs directly and supports a further 2,500 jobs indirectly¹¹ with plans for expansion. Forestry, fishing, and aggregate quarrying also contribute to local employment in the area.

Employment is concentrated in larger settlements like Pukekohe and Waiuku. However, due to the rural nature of the area, many jobs related to horticultural and farming activities are spread across individual working farms and primary production sites.

While almost half of the population lives and works within the area (47 percent), the rest commute outside the area to work. Key employment destinations are the Papakura, Howick and Maungakiekie-Tamaki local board areas.¹² There is

also movement between the area and the Waikato region for employment opportunities.

The southern rural area offers a variety of tourism and recreational activities that support the local economy including fishing and boating, surfing, and outdoor recreation in coastal areas. The equine industry also attracts regular visitors, as does farm tourism, including ‘pick your own’ fruit and vegetable farms.

The area has seen increased investment in advanced manufacturing with initiatives aimed at improving productivity and sustainability through technology-led innovation. NZ Steel received up to \$140 million from the Government’s Investment in Decarbonising Industry (GIDI) Fund to reduce its emissions.¹³

Infrastructure

Settlements within the rural south have varying levels of public infrastructure services. This is mainly because smaller settlements have low population densities and are geographically dispersed. Many of these are in remote areas such as settlements on Ōwhitu Peninsula, along the Hauraki Gulf and Firth of Thames, and around the Hūnua Ranges. Much of this infrastructure was not designed to cater for significant growth. Map 6 shows existing key transport corridors connecting the rural south and the settlements that are serviced by public water and wastewater.

Transport

State Highway 1 and the heavy rail corridor run through the centre of the southern rural area. Both are key north-south transport links that provide economic

and social connections between Tāmaki Makaurau and Northland to the north, and Hamilton and Tauranga to the south.

Other transport corridors play an important role in connecting the network of settlements to each other and to the state highway and rail network. The main corridors that service the area are:

- SH22/Glenbrook Road corridor
- Hingaia/Linwood Road corridor
- Whitford-Maraetai Road
- Clevedon-Kawakawa Road
- Papakura-Clevedon Road.

The government’s proposed upgrade to the Mill Road corridor running parallel to SH1 between Manukau in the north and Drury in the south will, in time, become another key corridor in the rural south enabling people and goods to move around the area.

Public transport options in the rural south are limited. Pukekohe has four regular bus services with additional, but infrequent connections to Paerātā, Patumāhoe, Waiuku, and Tūakau in the Waikato. Many smaller settlements have no public transport as low population numbers and long distances make services unviable. Railway stations are located at Pukekohe and Papakura and three new stations are planned for the growing areas of Drury and Paerātā: Drury (Drury Central), Ngākōroa (Drury West) and Paerātā. Drury and Paerātā are expected to be operational in 2026. Beachlands is connected to the city centre via a privately operated ferry service at Pine Harbour Marina.

⁹ Ministry of Primary Industries (2019). Valuing highly productive land.

¹⁰ Infometrics. (n.d.). Regional Economic Profile Franklin Local Board 2024

¹¹ New Zealand Steel. (n.d.). New Zealand Steel Fact Sheet.

¹² Tataki Auckland Unlimited (2023). Franklin Local Economic Overview 2022. Data is for 2018.

¹³ New Zealand Government. (2023). *NZ’s biggest ever emissions reduction project unveiled*.

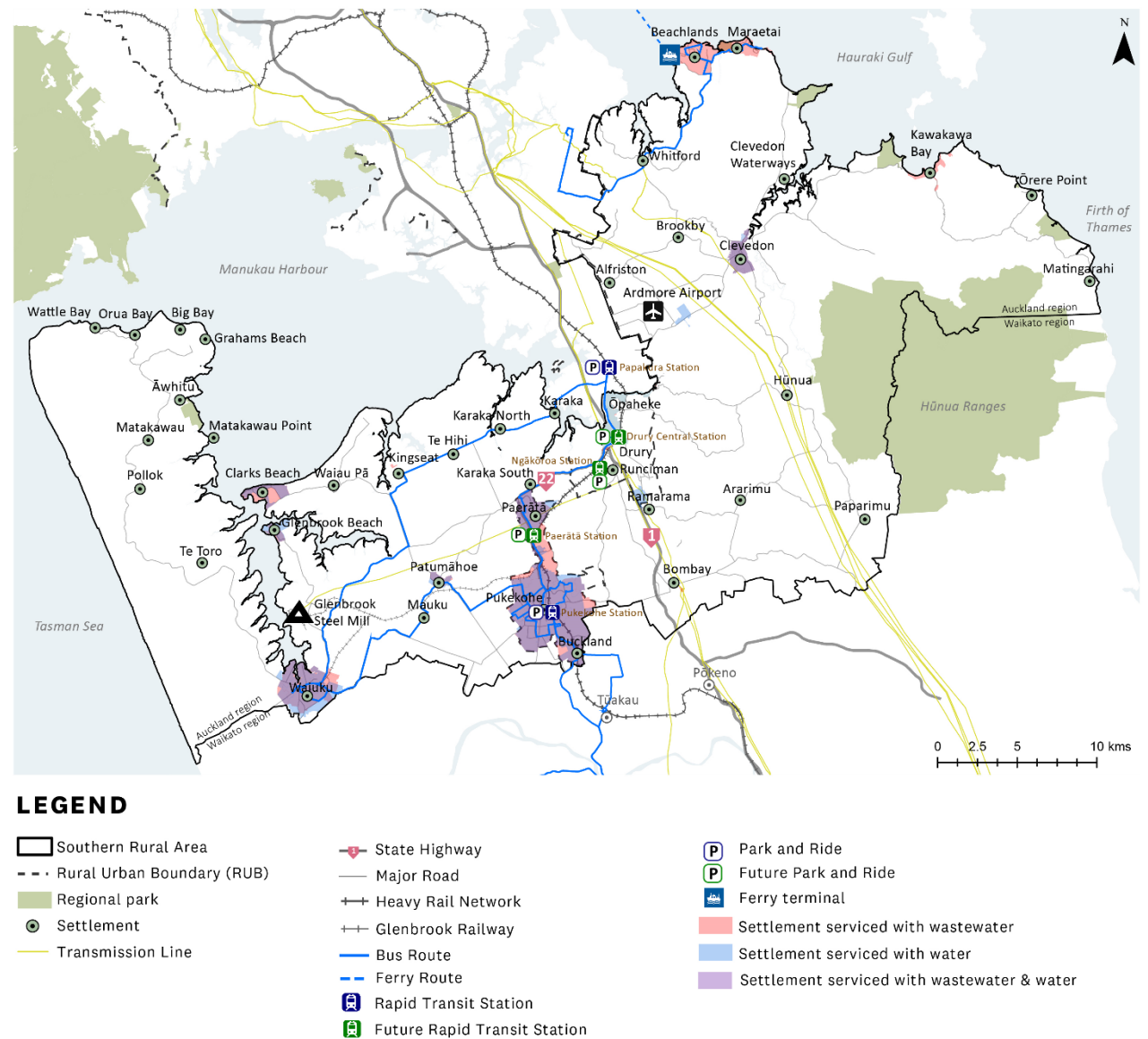
Water and wastewater

Some settlements are serviced by public water and wastewater supply infrastructure. However, smaller rural settlements often rely on self-sufficient systems for potable water and wastewater such as rain tanks or freshwater bores for water supply and private on-site wastewater systems for wastewater disposal.

Five water supply dams, located in the Hūnua Ranges, supply up to 60 per cent of Auckland's water in normal years. Water is also sourced from the Waikato River, which has become increasingly important to meet Auckland's growing demand. Rural communities currently connected to the metropolitan water network include Clevedon, Clarks Beach, Glenbrook Beach, and Patumāhoe. Waiuku and Bombay obtain their water from groundwater aquifers, which are under pressure and have limited capacity to support growth. Beachlands and many of the smaller settlements do not have public water supply networks.

There are six wastewater treatment plants servicing the rural south.¹⁴ These range from larger plants servicing Beachlands-Maraetai, Waiuku, and Clarks Beach to very small plants in Kawakawa Bay, Kingseat and Bombay. Clevedon is the exception as it is connected to the metropolitan wastewater network. Planning is underway for the construction of the Southwest Wastewater Scheme, where the proposal is to replace the aging treatment plants at Waiuku, Clarks Beach and Kingseat. This new scheme will cater for anticipated growth to 2050 and improve water quality. Map 6 shows the location of existing water, wastewater and transport infrastructure across the rural south.

Southern rural area existing infrastructure - water, wastewater and transport



Map 6: Water supply, wastewater and transport assets for settlements in the southern rural area

¹⁴ Pukekohe is serviced by the Pukekohe Wastewater Treatment Plant.

Social infrastructure

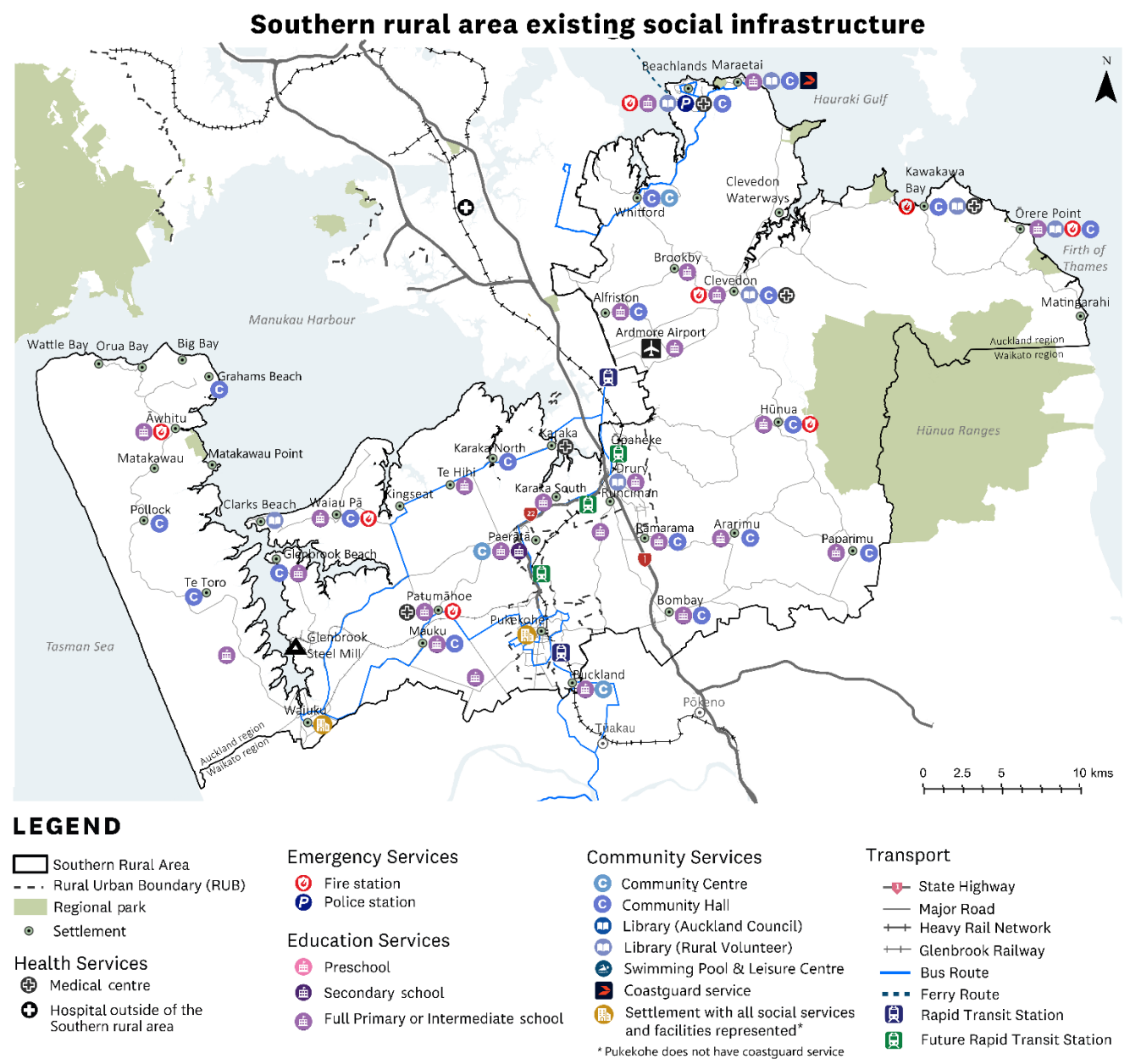
Social infrastructure includes health, emergency, education, and community services. The provision of and access to these services is a key contributor to fostering a sense of belonging within rural communities.

There are medical facilities and services offering varying levels of care across the rural south including urgent care facilities in Pukekohe. However, there is no public hospital in the rural south with residents relying on Middlemore Hospital in Ōtāhuhu.

Emergency services include fire stations and Defence Coordination Centres. Both can be found throughout the southern rural area. There are preschools, primary, intermediate and secondary schools across the area, with exception to the Wairoa subdivision of a secondary school. Community services include community centres and halls, libraries, swimming pools and leisure centres.

Easy and reliable access to services is particularly important for the young, the disabled, and the elderly who do not have access to a private vehicle and live in settlements without public transport.

Map 7 shows the location of social infrastructure and services across the southern rural area.



Map 7: Social infrastructure provision across the southern rural area

Existing rural settlements

In a rural setting, people rely not only on the services and amenities within their own communities, but also on the wider network of neighbouring settlements.

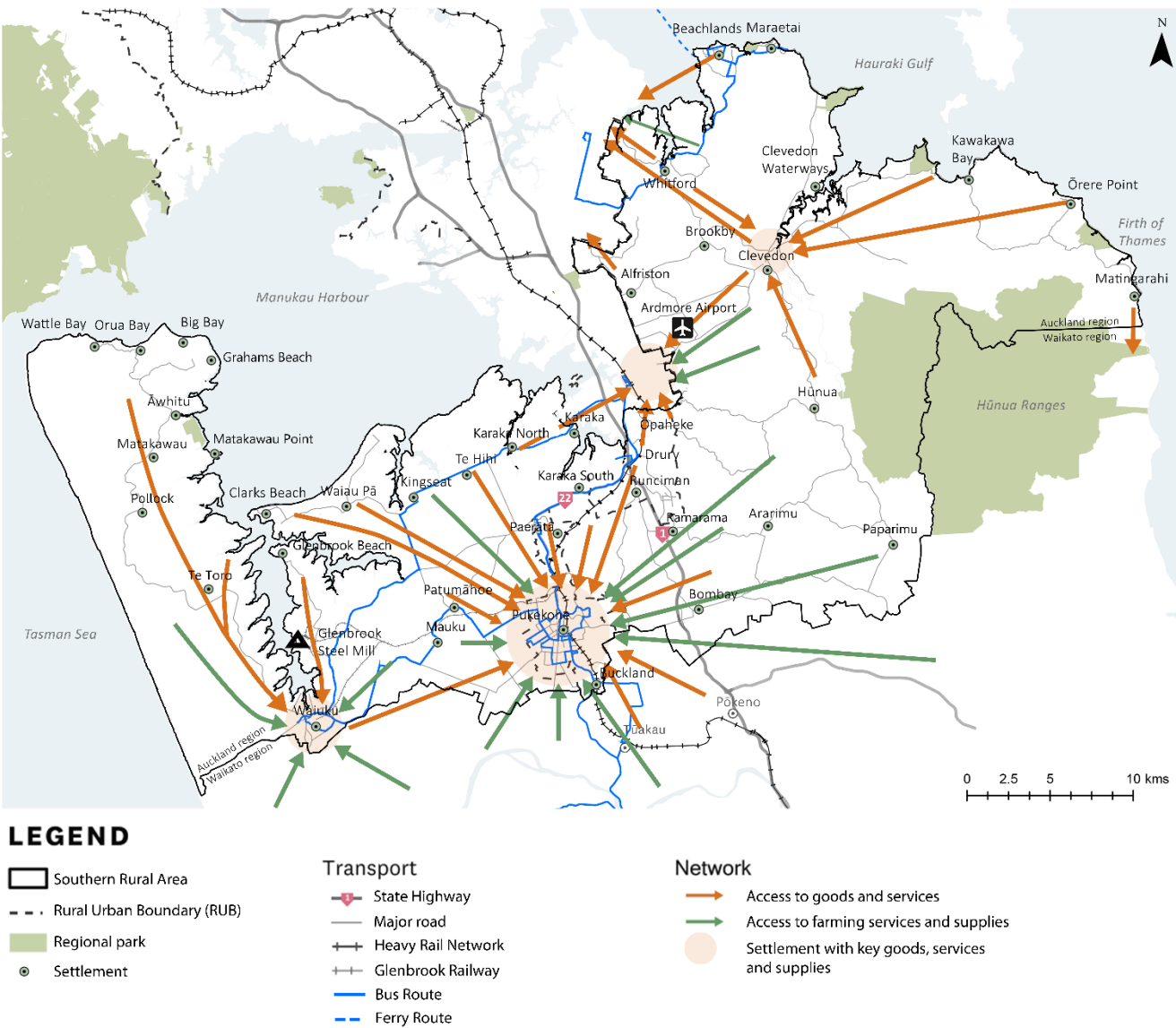
Access to essential services is crucial for people’s health and well-being. However, residents, particularly those in the smaller settlements, often travel to neighbouring communities for goods and services. For example, those from Waiuku may travel to Pukekohe for specific services, while North Waikato residents frequently cross the regional boundary to visit or to work in Pukekohe.

The farming community also depends on the network of settlements and the goods and services they provide to support rural production activities. Pukekohe offers an extensive range of farming services and supplies such as agrichemicals, animal nutrition, and fertilizers, drawing people from across the area. Waiuku and Papakura, just beyond the rural area, also play significant roles in serving the farming communities in the west and east.

These examples highlight the importance of the diverse range of settlements that make up the existing network, particularly the role of Pukekohe as a rural node and larger towns like Waiuku, in serving the wider rural area.

Map 8 illustrates a current view of the network of rural settlements, including where communities have indicated they go to access goods and services such as groceries, education, health, and community services. This map does not include where communities travel to work.

Current rural settlement network



Map 8: Current rural settlement network

Housing choice

Housing choice, in terms of both size and location, is essential to meeting the needs of the growing and diverse population of the southern rural area. The housing pattern in the rural south differs from Auckland's urban areas, often featuring larger lot sizes and predominantly single detached dwellings.¹⁵ However, lot sizes vary widely, ranging from large farms and rural lifestyle lots to smaller sites in some rural settlements.

Housing typologies in the area have been diversifying, although to a lesser degree than in urban Tāmaki Makaurau. Over the past five years, there has been an increase in the construction of attached dwellings.¹⁶ This is occurring primarily within new developments in live-zoned future urban areas such as Clarks Beach and Drury, and through infill developments in the larger existing settlements such as Pukekohe and Waiuku. Additionally, some small apartment buildings have recently been completed in and around the centre of Pukekohe.

Despite these changes, smaller rural settlements have retained their own unique character, which residents highly value as significantly contributing to a sense of belonging and local identity.

Greater housing choice within existing settlements provides easy access to existing services and amenities and caters for the increasing diversity of households wishing to live in the area. For example, those seeking smaller section sizes and diverse housing styles such as young people looking for their first home, older people wishing to downsize while

remaining within the same southern rural area, and papakāinga housing for whānau.



¹⁵ Bade, D. (2025). Dwellings and households in Tāmaki Makaurau / Auckland: results from the 2023 census. Auckland Council

¹⁶ Auckland Council. (2024). Auckland Future Development Strategy 2023-2053 Monitoring report

Wāhanga 3: Te tipuranga me te whanaketanga o te tuawhenua o te tonga

Part 3: Growth and development of the rural south

Auckland’s southern rural area is undergoing significant change. New housing is being built along the State Highway 1 corridor, new train stations are under construction, and significant land holdings have been rezoned for urban development. The area will continue to change and grow in some locations over the next 30 years.

Growth

The Auckland Growth Scenario¹⁷ anticipates the southern rural area will see an increase of 89,900 people, 37,500 households, and 16,500 jobs by 2052. Most of this growth is expected to occur in the existing urban and future urban areas of Pukekohe, Drury, Ōpaheke and Paerātā. Some growth is expected in the existing urban and future urban (where relevant) areas in Patumāhoe, Glenbrook Beach, Waiuku, Kingseat, Karaka, Clevedon, Beachlands and Maraetai. Other settlements are expected to experience very limited growth. Table 1 provides the projected population growth to 2052 and the associated increase in the number of households and jobs for the main urban

and future urban areas of Pukekohe and Drury, and the rural settlements¹⁸.

	Population			Households			Employment (Jobs)		
	2022	2052	Growth	2022	2052	Growth	2022	2052	Growth
Pukekohe and Drury (includes Paerātā, Buckland and Ōpaheke)	32,600	114,400	81,800	11,800	44,100	32,300	14,700	29,800	15,100
Southern rural area towns, villages and settlements	55,000	62,700	8,100	19,500	24,700	5,200	17,300	18,700	1,400
Total	87,600	177,100	89,900	31,300	68,800	37,500	32,000	48,500	16,500

Table 1: Projected population, household and employment growth in the southern rural area¹



New housing - Pukekohe



Rural road in Franklin



Glenbrook Steel Mill

¹⁷ Auckland Council maintains a growth scenario called the Auckland Growth Scenario (AGS) to inform policy and investment decisions. The scenario provides household, population and employment projections over a 30-year period.

¹⁸ Population, employment and household projections are from AGS23v1.1, released October 2024.
<https://knowledgeauckland.org.nz/publications/auckland-growth-scenario-2023-version-11-ags23v11-data/>.

Capacity

At a regional level, Tāmaki Makaurau has broadly enough plan-enabled capacity¹⁹ to accommodate future residential growth.²⁰ Across the southern rural area, land with a residential zone under the Auckland Unitary Plan has the potential to accommodate up to 62,100 additional dwellings. Business and centre zones have the potential to accommodate 34.5 million square metres of business floor space. Future urban zones could add additional capacity for 18,600 dwellings in the rural south.

Table 2 shows plan-enabled dwelling capacity in all residential and business zones in the southern rural area, including existing urban and live zoned future urban areas. It also shows the anticipated dwelling capacity in future urban zones (this does not include live zoned residential or business areas).

Table 3 provides an overview of additional plan-enabled business floor space in business zones.

Plan-enabled capacity calculations estimate the theoretical maximum amount of development that can occur under the current Auckland Unitary Plan provisions.²¹

There is enough plan-enabled capacity to cater for expected population growth in the rural south. However, actual development capacity is heavily influenced by the availability of infrastructure, the

commercial feasibility of development, and various other factors that affect how and where development occurs. This strategy does not identify any further development capacity over and above what is identified in the FDS.²²

Future urban zones in the southern rural area have an anticipated capacity of 18,600 dwellings²³ and opportunities for business and employment growth. Most of the anticipated future urban dwelling capacity is in Pukekohe, Paerātā, Drury and Ōpaheke. There is a small amount in Clarks Beach, Glenbrook Beach

and Maraetai. A recently approved private plan change at Beachlands has zoned 147 hectares as future urban. Updates to the FDS will include information on the future urban area at Beachlands.

The timing and sequencing of future urban areas are set out in the FDS.²⁴ However, the actual timing and rate of development may differ depending on demand and opportunities for growth elsewhere in Auckland. Some areas may be developed beyond the 30-year timeframe of the FDS.

	Plan-enabled dwelling capacity	Anticipated dwelling capacity in future urban zones
Pukekohe and Drury (including Paerātā, Buckland and Ōpaheke)	42,400	17,500
Rural settlements	19,700	1,100
Total	62,100	18,600

Table 2: Southern area plan-enabled dwelling capacity and anticipated dwelling capacity in future urban zones, at June 2023

	Plan-enabled business floor space (m ²)					
	Centre zones	Mixed use	General business	Light industry	Heavy industry	Total Plan-enabled
Pukekohe and Drury (includes Paerātā, Buckland and Ōpaheke)	717,000	583,200	994,610	9,831,600	635,300	12,761,700
Rural settlements	795,500	205,180	0	4,778,910	16,006,410	21,786,000
Total	1,512,500	788,380	994,610	14,610,510	16,641,710	34,547,700

Table 3: Southern area plan-enabled business floor space, at June 2023

¹⁹ Plan-enabled capacity considers all land zoned for development without accounting for any ‘non planning’ factors which may constrain development such as lack of infrastructure.

²⁰ Auckland Council has a statutory requirement under the NPS-UD to ensure there is at least sufficient housing and business development capacity to meet demand over the next 30 years (as required by clauses 3.2 and 3.3 of the NPS-UD).

²¹ Auckland Unitary Plan capacity calculations are sourced from the Auckland Council capacity for growth study 2022/2023, produced

for the Housing and Business Development Capacity Assessment for the Auckland Region 2023. Any subdivision, zoning or plan changes approved after June 2023 are not included in these figures.

²² See Auckland Future Development Strategy 2023-2053. This is supported by the Housing and Business Development Capacity Assessment for the Auckland Region 2023.

²³ Future urban anticipated capacity figures have been adjusted from the Future Urban Land Supply Strategy 2017.

²⁴ Capacity calculations in Tables 2 and 3 do not include plan-enabled or anticipated dwelling capacity in future urban zones at Beachlands. See the plan change documentation for more information: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=187>

Wāhanga 4: Te anga whai rautaki | Part 4: Strategic framework

The strategic framework sets out the vision and direction for the growth and development of the southern rural area. The strategic framework is structured around five key themes:

- Rural growth and form
- Resilient rural areas and communities
- Infrastructure servicing
- Healthy ecosystems and natural environment
- Māori outcomes.

These themes reflect what is important in considering growth and change in the southern rural area. They were developed based on engagement with stakeholders across the southern rural area and input from interest groups, iwi, and the community.

The themes are interrelated and cannot be addressed in isolation. For example, growth and development across the southern rural area is highly dependent on the provision of infrastructure and social infrastructure, the health of the economy, and employment opportunities. How the area develops is also influenced by the need to adapt and respond to climate change and natural hazards and is guided by te ao Māori. Accordingly, the strategic direction needs to be considered as a whole.

The strategy also reflects the complexity of spatial planning over the long term and an understanding of the interdependences between:

- public and private investment
- infrastructure
- the interface between urban and rural environments
- where people want to live, work and play.

The strategy recognises that what happens in one place affects another across the rural network.

For each theme, there is an outcome that reflects the desired future state for the area. This is supported by directions that set out a pathway to achieving the outcome. The directions are intended to guide the council’s activities and decision making as well as those of people that are working, living and investing in the area. For each, there are examples of how to support the directions. An overview of the strategic framework is illustrated in Figure 4.

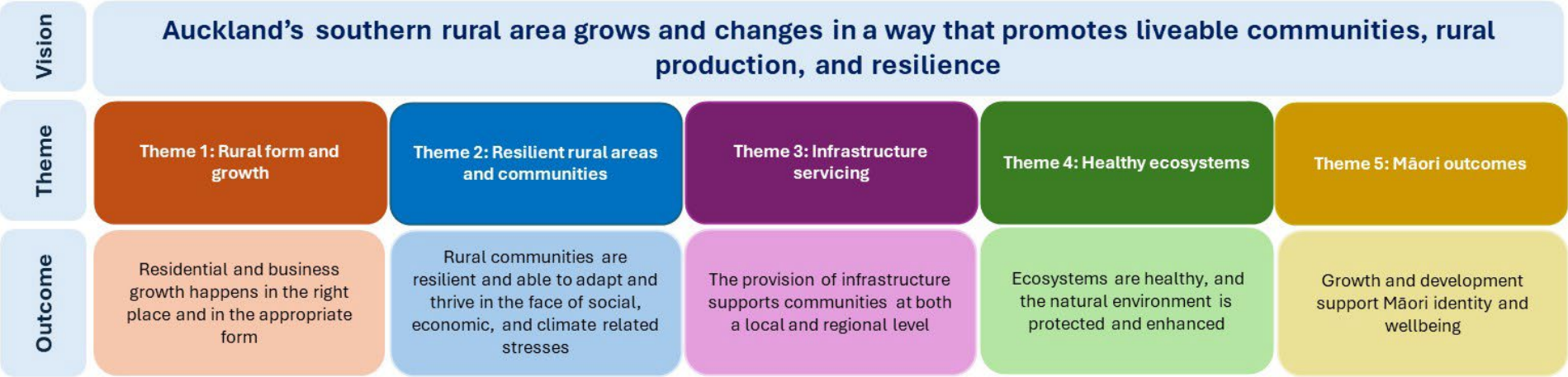


Figure 4: Overview of the Strategic Framework



Theme 1: Rural form and growth

There is growing pressure for development in the southern rural area as people seek a lifestyle change or more affordable housing. The transformation of Drury and Paerātā from small townships into larger urban areas will create more housing and employment opportunities, but in turn will increase pressure on rural settlements and their lifestyle offering.

Rural settlements are particularly vulnerable to growth pressures due to their remote locations and reliance on limited infrastructure. Containing growth within the urbanised areas of existing settlements is challenging, creating tension between development and the preservation of productive agricultural land. However, outside the urban extents of settlements, land uses are expected to remain rural (non-urban) over the long term.

The southern rural area, particularly around Pukekohe, Paerātā, Patumāhoe and Waiuku, has some of New Zealand's most productive soils. The majority (86%) of Auckland's Land Use Capability (LUC) class 1 land is located near Pukekohe.²⁵ Over time, the area has experienced a loss of highly productive land. By 2020, 13 per cent of Auckland's Land Use Capability (LUC) class 1 land had been converted to development or was subject to resource consent applications.²⁶ There is now national policy

direction²⁷ that seeks to limit the use or development of highly productive land for non-primary production activities.

In addition to the loss of productive land, growers face reverse sensitivity issues and growing competition for water resources. Primary producers also need to respond to changing consumer preferences, requiring more on-site processing of produce.

Urbanising rural settlements can conflict with the desire to maintain their existing character. The character and identity of rural settlements, particularly the smaller settlements, contributes to the sense of belonging and wellbeing for residents. Urban development can also conflict with the need to protect environmental and cultural assets including sites of significance to Māori. While countryside living offers lifestyle choices, it can fragment productive land, create reverse sensitivity issues and put additional pressure on infrastructure particularly the transport network.

The challenge lies in balancing growth across the rural south with supporting horticultural productivity, enabling other rural production activities, and maintaining character of rural communities. There is a need to provide an effective buffer between horticultural and residential activities. Growth also needs to be balanced by the capacity of the existing infrastructure and the limited ability to support investment in new infrastructure in the area.



²⁵ Curran-Cournane, F., Vaughan, M., Memon, A., & Fredrickson, C. (2014). Trade-offs between high class land and development: Recent and future pressures on Auckland's valuable soil resources. New Zealand uses the Land Use Capability (LUC) mapping and classification system to classify land.

²⁶ Carrick, S., Drewry, J., Barnes, M., Barringer, J., Price, R., Ausseil, A.-G., Jones, H., & Borman, D. (2020). Land fragmentation environmental reporting indicator – technical methods for analysis from 2002 to 2019.

²⁷ The National Policy Statement for Highly Productive Land (NPS-HPL) 2022 (amended August 2024). The NPS-HPL currently applies to land that is categorised as class 1, 2 or 3.

Outcome 1: Residential and business growth happens in the right place and in the appropriate form

Rural settlements develop at a pace and scale that reflects the hierarchy and network of settlements across the rural south, strengthens their character and identity, and is consistent with the level of existing or planned and funded infrastructure. The rural south has a thriving economy that supports local employment and is underpinned by rural production.

Directions	Examples of how to support the directions
Direction 1(a) Strengthen the rural settlement hierarchy and network Residential and business growth is consistent with the role and function of rural settlements within the future settlement network.	• Focus growth in the existing urbanised extent of settlements and future urban areas and avoid growth outside settlements • Recognise the role of Pukekohe as a rural node, and Waiuku and Beachlands as rural and coastal towns • Strengthen connections to urban Tāmaki Makaurau and the Waikato to support access to employment and services • Recognise the role of countryside living zones to provide lifestyle choices while limiting its expansion into rural production areas and preventing its expansion onto highly productive land
Direction 1(b): Protect the integrity of rural production and rural industries Growth and development occur in a way that avoids the impact on current and future rural production activities and preserves rural land for land based primary productions, particularly highly productive land.	• Protect highly productive land for land-based primary production and appropriate supporting activities reasonably necessary to support land-based primary production • Avoid urban expansion where it detrimentally impacts rural production and industries • Provide for safe access to the transport network for rural production users • Provide an effective buffer between residential, rural residential, and horticultural and industrial land uses
Direction 1(c): Ensure that land is available for future business and employment growth As settlements grow, business land is available to support employment opportunities. Commercial and industrial activities are focused in identified business areas.	• Continue to make best use of underutilised business land both in existing settlements and dedicated business areas • Ensure that land is identified and retained for business and commercial activities • Focus commercial and industrial activities that are not rural industries in business zones • Retain industrial zones for industrial uses • Continue to monitor business land supply across the southern rural area
Direction 1(d): Maintain and strengthen the form and character of existing rural settlements New development respects the built form, character and history of existing settlements.	• Encourage development that positively contributes to the form and character of existing settlements • Encourage opportunities to showcase and protect Māori identity, culture and heritage, and work with mana whenua to help shape the built form



Theme 2: Resilient rural areas and communities

Rural areas and communities are facing increasing challenges from climate change and natural hazards. Coastal areas are becoming more vulnerable to sea level rise and coastal inundation while inland areas are experiencing more frequent flooding. Droughts are also becoming more frequent. The southern rural area includes 15 per cent of Auckland's coastline, split over the eastern and western shores and bordering the Manukau and the Waitematā Harbours. This makes the southern rural area particularly susceptible to the impacts of natural hazards and climate disruption.

While planning for resilience is often driven by the need to adapt to a changing environment, rural resilience must also consider economic and social aspects that underpin the health and wellbeing of communities. Rural resilience is defined as the capacity of communities, businesses and systems within rural areas to survive, adapt and grow regardless of the chronic stresses and acute shocks they experience. Community resilience is strengthened by having a diverse economy, access to community services and facilities, access to infrastructure services, housing availability, social connectedness, and knowledge and

information. Resilience is best achieved when rural communities are directly involved in developing tailored solutions that address their specific needs.

Although the economy of the southern rural area is more diverse than other parts of Tāmaki Makaurau, it is challenging for the local workforce to access quality local employment opportunities. Currently, almost half of residents in the Franklin Local Board area work locally while the rest commute to jobs in other areas. Climate change will also impact the primary production sector which will in turn impact the economy and employment opportunities in the rural south.

Supporting businesses to adapt to a changing climate, reduce greenhouse gas emissions, and adopt innovative farming techniques and advanced manufacturing ensures the area remains resilient to future economic shocks, while providing higher skilled jobs and improved living standards.

The availability of housing options is important for a growing and diverse community. Housing options need to consider location (including proximity to employment), type and tenure. A range of housing allows people at all ages and stages of life to remain living in their communities, including enabling older people to 'age in place', such as in retirement housing in appropriate locations. The type and location of homes also influences household's resilience to natural hazards and their contribution to greenhouse gas emissions.²⁸

²⁸ Household emissions can be measured in terms of embodied carbon in the construction of the building as well as in ongoing emissions from daily activities of a household such as transportation.

²⁹ In the 2022 Quality of Life Survey, 61 percent of the respondents in the Franklin Local Board area agreed that they feel a strong sense of community with others in their neighbourhood compared to 47 per cent for Auckland. The 2024 Quality of Life Survey found that 50 per cent of respondents in rural Auckland felt a sense of community

Residents in the southern rural area have a strong sense of community compared to other parts of Tāmaki Makaurau.²⁹ As rural settlements grow and change over time, maintaining an existing sense of community will become increasingly challenging. The provision of community services is a key contributor to fostering a sense of belonging within rural communities. However, the sustainable delivery of community services to a dispersed network of settlements over a large area is an ongoing challenge particularly where communities have different service priorities and preferences.



with their neighbours compared to 42 per cent for Auckland overall. There is no breakdown of 'rural Auckland' by local board area.

Outcome 2: Rural communities are resilient and able to adapt and thrive in the face of social, economic, and climate related stresses

Rural communities are socially connected with a strong sense of identity and belonging and have robust, diversified economies that support local business and rural production activities. Communities have access to essential services and have social networks and community support that enables them to adapt to climate disruption, reduce greenhouse gas emissions, and recover from natural disasters and other adversities.

Directions	Examples of how to support the directions
Direction 2(a) Support strong, socially connected rural communities that retain their identity and sense of belonging As places change and grow, communities develop in a way that maintains their identity and a sense of connectedness and belonging.	• Support local community groups in continuing to deliver local activities such as community support services and environmental restoration activities • Make efficient use of existing council assets and services across the rural settlement network • Explore more efficient and equitable community service delivery and funding models
Direction 2(b): Support improved housing choices in rural settlements A range of quality housing options are available across the southern rural area to respond to the housing requirements for different ages and stages of life.	• Encourage well-designed, quality developments to provide a range of housing choices in terms of different types of housing including tenure and affordability • Support options for all ages, including older people, to remain living in their communities in appropriate locations
Direction 2(c) Support communities to adapt to climate disruption Communities are engaged in planning for climate disruption in the short and long term. Those communities that are at risk from the impacts of climate change are actively involved in the development of adaptation plans for their communities.	• Support the development and implementation of community adaptation plans including Resilient Tāmaki Makaurau’s regional community planning approach • Integrate with the council’s shoreline adaptation plans • Continue to support the development of emergency readiness and response plans
Direction 2(d): Support a strong, diversified economy Regional and locally based economic activity provides a range of employment opportunities in proximity to where people live. There is a diverse economic base that is bolstered by increased productivity, technology and innovation.	• Support a diversified economy that provides a range of employment opportunities • Support emerging industries that bring additional employment opportunities into the region • Enable employment closer to where people live • Support local business that provide a range of goods and services to local communities • Work with communities to support the development of tourism and the visitor economy



Theme 3: Infrastructure servicing

Across the rural south, the level of service provided by access to public infrastructure services (transport, water, and wastewater) varies considerably. This is due in part to low population densities in settlements that are located far apart from each other.

Growth and development place significant pressure on infrastructure that was not designed to support growing populations. Network upgrades and extensions are challenging and expensive, particularly in remote locations.

Infrastructure, including electricity and telecommunications, that services rural communities is also increasingly vulnerable to climate disruption events such as sea level rise and flooding. When this infrastructure is affected, it causes significant disruption that impacts current and the long-term resilience and viability of these communities and the surrounding environment.

There is very limited public funding for infrastructure from both Government and Auckland Council. Investments across Auckland, including the rural south, are guided by the council's long-term plan. Given the limited funding, the council must prioritise investment to get the best value and impact.

Transport

Communities in the rural south are largely dependent on the existing road network for access to their daily needs and services. While larger rural towns are serviced by public transport connections, smaller

settlements either have infrequent services or no services. Some rural roads in the area are experiencing increased traffic and competing demands of rural and urban users resulting in delays and safety concerns. Rural industries are heavily dependent on the connectivity provided by the rural road network and rural users with heavy, slow vehicles often compete or conflict with residential users. There is also very limited and dispersed active mode opportunities in the rural south. Increasing housing in locations where people will need to travel long distances to work and to access goods and services will likely further increase congestion on the existing rural road network and impact the ability to reduce greenhouse gas emissions.

To address these challenges, significant investment in the southern public transport network is proposed focusing on the expansion of the southern rail network. Three additional rail stations are planned (including park and ride facilities), at Drury, Ngākōroa and Paerātā. Drury and Paerātā stations are expected to be operational in 2026. This investment will support planned growth in these locations but will also benefit communities further afield, particularly through the provision of park and ride facilities. Additionally, the introduction of the Franklin Local Board targeted rate for the trail and paths programme will help improve active mode connection at a localised level.

Key roading investments signalled for the rural south include upgrades to Mill Road located east of SH1 and running north-south. The government has identified Mill Road as a Road of National Significance as set out in the Government Policy Statement on Land Transport 2024. A staged upgrade to the corridor is proposed, starting with the northern section of Mill Road connecting Manukau with Alfriston. The remaining stages (2 and 3) will see the corridor connect Manukau and Takaanini in the north to Drury

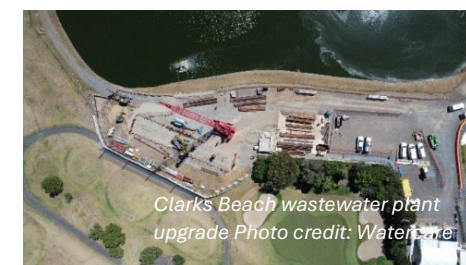
and ultimately Pukekohe in the south, providing a parallel route to SH1. The investment case for Stage 1 has been endorsed and \$91.1 million has been approved for completing design work and securing consents. A date is yet to be confirmed for construction. Technical work to route protects and seek approvals for future stages is scheduled to begin from mid-2026.

Water and wastewater

Some rural settlements have access to public water and wastewater supply infrastructure, while others rely on self-sufficient systems such as rain tanks, septic tanks or private wastewater systems. Many of the existing public systems are older technology systems that are difficult to upgrade to provide for growth and improve the quality of wastewater discharges. Due to the significant up front capital costs and on-going maintenance costs, providing reliable water supply and wastewater services for highly dispersed communities is a challenge for the council and its CCO Watercare.



Rural road in Franklin



Clarks Beach wastewater plant upgrade Photo credit: Watercare

Outcome 3: The provision of infrastructure supports communities at both a local and regional level

Infrastructure in the rural south supports growth in existing rural settlements and future urban areas and provides for the connectivity and functioning of the southern rural area. When planning and delivering infrastructure, there is a focus on providing capacity in areas that make the best use of existing infrastructure. Infrastructure is designed to support both rural and urban requirements.

Directions	Examples of how to support the directions
Direction 3(a) Take a regional view to infrastructure planning and investment Infrastructure is designed and planned with consideration for both the needs of the settlement and wider network.	• Ensure that investments are considered within the council's budgeting process such as the long-term plan • Prioritise investment that supports regional servicing and connectivity • Consider the infrastructure requirements for a community based on its role and function within the rural settlement network • Ensure that development does not proceed ahead of planned infrastructure
Direction 3(b) Make the best use of existing infrastructure When planning for growth, the existing infrastructure network is prioritised and enhanced to maximise efficiency.	• Focus growth in locations that support the most efficient use of existing infrastructure or have planned and funded infrastructure • Give priority to investments that augment existing infrastructure
Direction 3(c) Prioritise infrastructure that delivers multiple benefits Infrastructure is multi-functional, resilient, mauri-enhancing, avoids or reduces greenhouse gas emissions, and incorporates nature-based solutions where appropriate. Infrastructure delivery is co-ordinated across agencies and partners.	• Consider wider objectives for service levels and growth requirements when renewing infrastructure assets • Encourage coordination between infrastructure service providers when planning and delivering infrastructure to align investment and minimise disruption to the communities • Support infrastructure that enables economic development and improves local community resilience and reduce greenhouse gas emissions • Prioritise green infrastructure and nature-based solutions that are mauri enhancing
Direction 3(d) Ensure that infrastructure design reflects the requirements of rural communities Infrastructure supports communities to function and connect and provides for both rural and urban users.	• Support safe access for residential and rural users by ensuring that transport and access needs are provided for • Support the development of rural road design standards that address the functional and safe use of rural roads for all transport modes, including active modes • Where there is no access to public services, ensure appropriate design and operation of private water and wastewater systems to provide for long-term sustainable services



Theme 4: Healthy ecosystems and natural environment

Existing ecosystems are vulnerable to the effects of growth, change and development. Historically, rural development, whether within towns and villages, through rural lifestyle lots or for primary production has neglected the ecological context. Although many of Auckland's remaining indigenous ecosystems are in rural areas, the southern rural area has already experienced significant ecological loss.

Across the southern rural area, there is a need to improve stream environments and to make more space for water and nature. This will enhance water quality and increase biodiversity as well as reduce the impact of flooding. Currently, water quality is affected by rural and urban runoff carrying nutrients, sediment and other contaminants that effect ecosystem health within streams, intertidal zones and inlets of the Manukau Harbour and the Hauraki Gulf.

Many remaining ecosystems in the rural area are fragmented and disconnected, affecting the healthy functioning of ecosystems, biodiversity, resilience and ability to adapt to a changing climate and sequester carbon. Areas on the fringe of rural settlements, or within rural lifestyle lots are often in pasture, where ecosystems such as wetlands or rivers and their riparian margins are impacted by historic primary production land uses.

Low-lying coastal areas and floodplains pose increasing risks and are not suitable for future development. Slope stability is a concern in some areas. Although existing settlements and future urban areas are generally in places with gentle slopes, earthworks can both create and reveal underlying stability risks.

Healthy ecosystems require soils, water and vegetation. As development occurs, it should be done in way that protects ecosystems, and where possible, takes opportunities to restore and enhance degraded ecosystems.

Development should be done in a way that minimises the creation hard impervious surfaces and the removal of soil and subsoil wherever possible, enabling trees and other vegetation to grow and prosper. Water sensitive design also should be incorporated into planning and design at all scales and stages.



Outcome 4: Ecosystems are healthy, and the natural environment is protected and enhanced

Development in rural areas is integrated with the natural environment, and, as development occurs, opportunities are taken to enhance biodiversity and ecological health, water quality and supply security. Integrated development considers its relationship to the natural environment. Development is designed to minimise impacts on the environment by considering existing landforms, waterbodies, and other natural elements. This includes protecting indigenous vegetation, wetlands, soils and natural features that once gone, cannot be recovered. Development and other land uses take opportunities to regenerate the natural environment where possible, including restoring waterways and ecosystems so that they are better able to sustain life. Healthy ecosystems are more resilient to natural hazards and sequester more carbon.

Directions

Examples of how to support the directions

Direction 4(a): Minimise disruption to the natural environment by integrating development with the natural elements

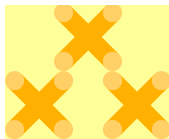
Development is undertaken in a way that works with the natural environment and minimises the impact on existing landforms. This includes making space for water, protecting remaining indigenous biodiversity and wetlands, protecting soils as far as possible, and taking opportunities to integrate development with green infrastructure, green spaces and ecological corridors.

- Encourage development to be sympathetic with the surrounding natural environment, and to the extent possible, integrate with existing landform
- Avoid development in areas with significant or growing natural hazard risks, including low-lying coastal areas, floodplains and areas with slope stability issues
- Protect remaining indigenous biodiversity and wetlands from development
- Encourage the development of ecological corridors to connect fragmented ecosystems where substantial rural development presents opportunity
- Encourage the use of green infrastructure and nature-based solutions in new developments

Direction 4(b): Regenerate natural environments and ecosystems as development and land use changes occur

As development occurs, opportunities are taken to restore and enhance the natural environment and ecosystems where possible. This includes taking measures to improve water quality, restore waterbodies through riparian planting, restore wetlands, restore and connect ecosystems, and use indigenous vegetation to protect soils and increase biodiversity.

- Encourage developments to retain or make more space along stream environments
- Support opportunities to restore stream environments through increasing riparian planting and reducing run off
- Restore former wetlands through the removal of artificial drainage, enabling them to function naturally
- Support the use of indigenous vegetation planting to protect soils and improve land stability
- Encourage opportunities to restore and connect ecosystems
- Encourage making more space for nature across rural Tāmaki Makaurau
- Recognise the variety of ways that people benefit from proximity and access to nature



Theme 5: Māori outcomes

The southern rural area is home to 11 mana whenua entities who have maintained enduring relationships with these lands and waters for centuries. Prior to European settlement, there was a large Māori population in the rural south. The natural environment was home to rich soils, waterbodies, swamps, and native bush that provided kai (food), tāwharau (shelter), and other resources for daily life.

Special places like the Manukau Harbour, Tīkapa Moana/the Hauraki Gulf coast, and Hūnua Ranges hold significant cultural values. There are many sites of significance to iwi across the wider southern rural area. These sites and places help in enabling whakapapa (genealogy) back to tūpuna (ancestors).

For Māori, health of the wai (water) and te taiao (the natural world) is connected to the health of the people. Land loss and environmental degradation across the southern rural area affects customary practices and access to cultural food sources, disconnecting many mana whenua from their cultural heritage and knowledge. Past and current land use practices have compromised the mauri (life-force) of the waterways, particularly the Manukau Harbour and its tributaries. Many wāhi tapu (sacred sites) and culturally significant areas are in coastal regions, making their protection from climate change impacts an urgent priority.

Housing supply and the scarcity of affordable homes impact home ownership and contribute to growing inequity. Māori owned land and redress land in the

Mana whenua entities representing hapū and iwi in the southern rural area

Ngāti Tamaterā	Ngaati Whanaunga
Ngāti Pāoa	Te Ahiwaru Waiohūa
Ngāi Tai ki Tāmaki	Te Ākitai Waiohūa
Ngāti Maru	Ngāti Te Ata Waiohūa
Te Patukirikiri	Waikato-Tainui
Ngāti Tamaoho	

southern rural area offers development opportunities for social and economic development. However, the current planning system can limit development of Māori land.

There is an opportunity to create and maintain meaningful partnerships with mana whenua that honour Te Tiriti and ensure that land use planning for future development reflects mātauranga Māori (Māori knowledge and practices) and te ao Māori (Māori worldview). Future development should acknowledge the role of marae, enable and invest in Māori-led economic development that aligns with tikanga Māori and sustains intergenerational wellbeing, promote and link in with hapū and iwi-based initiatives, and ensure employment, housing and cultural needs are met.

Kia ora Tāmaki Makaurau, the council's Māori Outcomes Performance Framework, outlines the issues that Māori have identified as mattering most to them. The Southern Rural Strategy aligns with key outcome areas identified within the framework.



Outcome 5: Growth and development support Māori identity and wellbeing

Māori communities are thriving across the rural south. Development has supported their housing, employment, social and cultural needs. Marae are hubs of community, offering services that contribute to and support whānau wellbeing.

Directions	Examples of how to support the directions
Direction 5(a): Honour Te Tiriti and share tribal histories Auckland Council works in partnership with mana whenua and ensures that the principles of Te Tiriti o Waitangi are upheld in the development of the southern rural area.	• Support the identification and recognition of areas of significance to mana whenua in the southern rural area • Protect and restore the remnants of mana whenua occupation, historical sites, taonga and traditions in a way that is consistent with tikanga • Support opportunities for mana whenua to share the Māori cultural heritage of the southern rural area with other Aucklanders and visitors • Support opportunities for mana whenua to participate in future planning for the southern rural area and future reviews of this strategy
Direction 5(b): Support marae and enable prosperous development of Māori controlled or owned land Marae are self-sustaining, climate resilient, and thriving hubs for Māori social, cultural and economic development. Māori economic, social and cultural wellbeing and leadership is enhanced through development of Māori controlled or owned land for housing, including papakāinga development, rural industries, and employment centres and for other cultural services and social services.	• Support opportunities for development to provide services and a variety of homes that enable Māori to express their cultural practices, including through marae-based and papakāinga development • Support growth and development planning that assists the development of Māori land, including Treaty Settlement land, to ensure that this land and associated resources contribute to lifting Māori social, cultural and economic wellbeing • Support the ongoing identification and removal of planning barriers to the development of Māori land and Treaty Settlement land • Support opportunities for marae to thrive as climate resilient hubs for social, cultural and economic development
Direction 5(c) Integrate Māori knowledge and te ao Māori in land use planning and development Mātauranga Māori (Māori knowledge and practices) and te ao Māori (Māori worldview) perspectives shared by mana whenua and Māori communities living in the southern rural area are integrated in the planning for future development and growth. Mana whenua are supported as kaitiaki who apply mātauranga Māori to support land use development processes.	• Ensure planning for growth and development acknowledges mātauranga Māori and te ao Māori perspectives by engaging with mana whenua and mataawaka communities of the southern rural area to understand their direct, lived experiences

Wāhanga 5: Tā mātou urupare i te mokowā o te tuawhenua o te tonga | Part 5: Our southern rural spatial response

Our southern rural spatial response provides the spatial representation of outcomes sought for the future. It is a tool to identify where and why locations may be suitable for urban development over the long term. Outside of these locations, the spatial response indicates land-uses that are expected to remain rural (non-urban) over the long term. In essence, the spatial response provides an indication of what the rural south is expected to look like in 30 years.

A key feature of the spatial response is that it identifies a future-focused settlement hierarchy and network.

How our spatial response was developed

The FDS's quality compact approach directs that most growth will be in Auckland's existing urban area, some growth in identified future urban areas and limited residential growth focused in existing rural settlements.

The quality compact approach is the foundation for the southern rural area's spatial response. The spatial response builds on an understanding of the current context and groups together important aspects of growth and change into five key themes.

Each theme includes the outcome sought, along with directions and examples of how to support the directions. This approach is set out in the strategic framework (Part 4). It has required consideration of the interrelationships between the outcomes sought and the spatial elements of those outcomes to arrive at the spatial response.

The main spatial elements considered were:

- focusing growth in the existing and future network of rural settlements
- protection of rural production
- infrastructure servicing
- recognising key environmental features
- avoiding development in hazardous areas.

Theme 1: Rural form and growth

**Theme 2: Resilient rural areas and
communities**

Theme 3: Infrastructure servicing

Theme 4: Healthy ecosystems

Theme 5: Māori outcomes

Figure 5: Five key themes of the spatial response

Future focused settlement hierarchy

The hierarchy of settlements is a key aspect of identifying suitable locations for growth over the long term. Table 4 organises all settlements of the rural south into a hierarchy and outlines the characteristics

of the future role and function of each settlement type. Further detail of each settlement, including an overview of growth numbers, infrastructure servicing and the settlements expected future state is contained in Appendix B.

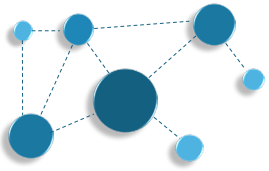
Over the long term, as Drury-Ōpaheke grows and changes, it will become part of Auckland's urban area and is therefore not shown in Table 4.

Some settlements will expand with the development of identified future urban areas. The timing and sequencing of development in these areas is outlined in the FDS. However, the actual timing and rate at which these areas undergo development may differ depending on demand and opportunities for growth elsewhere in Auckland. Some areas may be developed beyond the 30-year timeframe of the FDS.

Settlement type	Future role and function (30-year view)
Rural node (satellite town) Pukekohe	- Strengthen its role and function as a rural node that functions semi-independently from the main urban area. - Provide a full range of services, facilities and employment opportunities to its large residential and rural catchment.
Rural and coastal towns Waiuku Beachlands	- Provide a range of services and facilities to its residents and those in the surrounding area, including smaller nearby settlements. For the full range of services and facilities the towns will remain dependent on Auckland's main urban areas, including Pukekohe. - Reflect lifestyle choices such as rural and coastal town living. - Over the long term, given Plan Change 88 and developer infrastructure funding and delivery commitments, Beachlands will grow within its urban extent, as well as within its identified future urban area. Waiuku will experience a small amount of growth.
Rural villages Clevedon Kingseat	- Provide some services and facilities for the local community and the immediate surrounding area. Clevedon's attractions also serve visitors and tourists. - Have close connections to their rural and natural surroundings. - Over the long term, both Clevedon and Kingseat will grow within their urban extent.
Small rural and coastal villages Karaka North Waiau Pā Whitford Patumāhoe Clarks Beach Glenbrook Beach Maraetai	- Provide limited services or facilities for the local community. - Reflect lifestyle choices such as dormitory residential and holiday living to varying degrees. - Have close connections to their rural and natural surroundings. - Over the long-term, Karaka, Patumāhoe, Clarks Beach, Glenbrook Beach and Maraetai will grow within their urban and future urban extent (where relevant). Waiau Pā and Whitford will experience very little or no growth.
All other small or dispersed settlements	- Very limited or no services or facilities for the local community. - Range from clustered to more dispersed development with close connections to their rural and natural surroundings. - Very limited or no growth is anticipated in all other small or dispersed settlements.

Table 4: Future role and function by settlement type





About our spatial response

The spatial response shows the future role and function of the settlements and high-level land uses of rural areas outside the settlements. It shows the area outside the settlements continuing to play an important role over the long term, particularly for rural production.

Over the long term, some of the southern rural area's settlements are anticipated to experience significant or moderate growth building on, enhancing, or in some cases significantly changing the roles these settlements play within the network.

Some rural, coastal and dispersed settlements will continue to have limited or no service provision (infrastructure and goods and services) and growth due to their remote location and rugged topography. For these communities, it is important that they can rely on the wider rural network of settlements to support their needs.

Table 4 identifies settlement types and their future role and function in 30 years. Further information about each of the settlements, including anticipated population, household and job numbers are included in Appendix B. The settlements in the rural south have been categorised into five types of rural settlement:

- node
- town

- village
- small rural and coastal village
- all other small or dispersed settlements.

In 30 years, Waiuku and Beachlands will be important rural and coastal towns serving the wider western and eastern areas respectively. Waiuku fulfils this role and function today, whereas Beachlands – in light of Plan Change 88 and developer infrastructure funding and delivery commitments – is likely to continue to grow and change over the long-term, evolving into a coastal town for the eastern area.

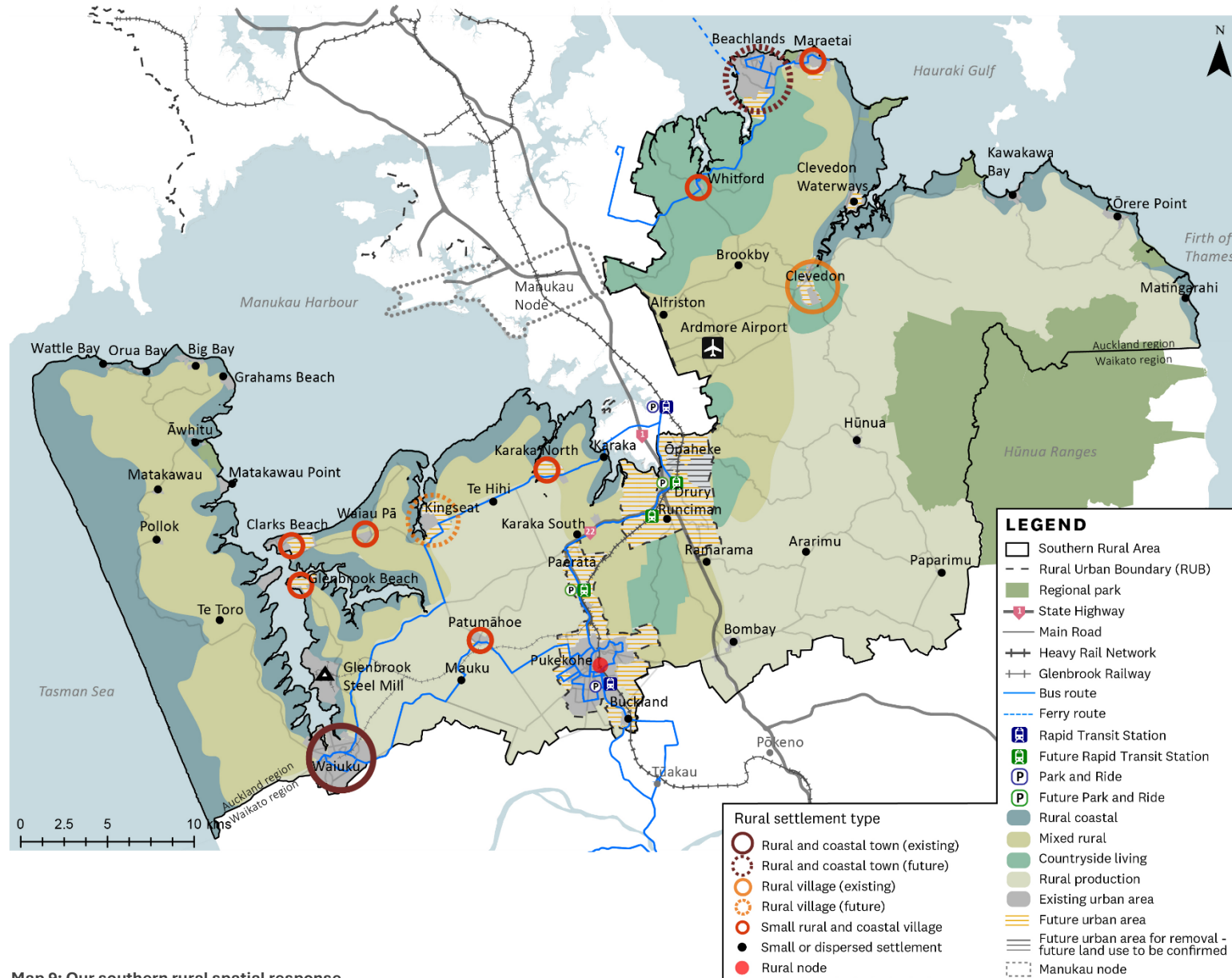
Clevedon and Kingseat will be rural villages, smaller in scale than the towns, but still providing some services and facilities for the local community and immediately surrounding areas. Over the long-term, development at Kingseat will see it grow into this role, while Clevedon will maintain the role and function it already has.

Our rural spatial response recognises the important role that the rural area plays in contributing to the region's environmental outcomes and lifestyle opportunities, but it also recognises its critical role in rural production for Auckland and New Zealand. At the same time, the spatial response recognises that the southern rural settlements are not immune to growth pressures that urban Auckland experiences.

The rural settlements are seen as attractive places to live for a range of reasons and most will evolve and change over time. The spatial response reflects that some settlements will experience more change than others and over time will begin to perform a greater role for current and future communities within the southern rural area.



Our southern rural spatial response



Map 9: Our southern rural spatial response

Wāhanga 6: Ngā koringa ā-muri | Part 6: Next steps

This part discusses the anticipated next steps to support the strategy. The directions set by this strategy will help to inform the council’s next long-term plan and other council planning documents, including the review of the Auckland Unitary Plan. The key high-level next steps identified in the strategy are set out in Table 5.

Implementation

Implementation of the strategy is principally the responsibility of the council. However, to achieve the desired outcomes in the southern rural area, coordinated action is required across a range of stakeholders. This includes mana whenua, infrastructure providers, the development sector, and community groups. It will also require alignment of future growth and investment with the planned direction set out in this strategy. Input will also be sought from the Franklin Local Board, the private sector, non-governmental entities and the community in ensuring the shared vision for the future is achieved.

Monitoring

Reporting on the implementation of this strategy will be incorporated into current annual process for reporting on the FDS.³⁰ This will ensure that overlaps between outcomes for the whole of Auckland and for the southern rural area are considered and reported on together.

Review

The National Policy Statement on Urban Development requires Future Development Strategies to be updated every six years, with a review every three years to determine if updates to the FDS are needed. This strategy will be considered as part of that process.

Next Steps
Future Development Strategy Review the Southern Rural Strategy as part of the Future Development Strategy 2023-2053 review.
Community adaptation planning Progress work underway as part of the council’s Resilient Tāmaki Makaurau programme. This work is looking at the vulnerability of communities to climate disruption, how to integrate community and infrastructure planning and the council’s approach to adaptation planning.
Auckland Unitary Plan review - Review provisions for activities necessary to support land-based primary production on prime and elite soils. - Identify and map areas of highly productive land in Auckland including the southern rural area. - Review the objectives and policies of the Auckland Unitary Plan to give effect to the NPS-HPL including reverse sensitivity-related aspects. - Remove hazard constrained parts of future urban areas that are not suitable for urban development due to the risk of life and property (as identified in the FDS 2023-2053). - Review provisions enabling development and use of Māori land and Treaty Settlement land in rural areas to identify and remove planning barriers and support Māori economic, cultural and social outcomes.
Auckland Design Manual review Progress work underway to develop residential design guidelines tailored to small rural settlements.
Road Design Standards review Investigate rural road design standards to support the functionality, connectivity, and safety of the rural transport network.

Table 5: Next steps

³⁰ The most recent Future Development Strategy monitoring report and implementation plan are available [here](#).

Ngā here matua | Key Terms

Climate disruption

Refers to significant changes in climate patterns that disrupt normal weather processes and ecosystems.

Development capacity

The capacity of land to be developed for housing or business use, based on:

- a. the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents and
- b. the provision of adequate development infrastructure to support the development of land for housing or business use.

Existing urban area

The area of Auckland with live urban zoning at 2016, including rural settlements (and excluding live zoned future urban areas).

Future urban area

Greenfield areas identified in the Future Development Strategy 2023 - 2053 for urban development on the fringe of the existing urban area and in rural and coastal settlements. These future urban areas include land zoned as future urban in the Auckland Unitary Plan as well as live zoned land that previously had a future urban zone at 2016.

Infrastructure

The structures, systems and facilities that support daily life such as water supply, wastewater network,

roads and communications, including social infrastructure.

Land Use Capability

The Land Use Capability Classification (LUC) is the main system used in New Zealand to describe the productive capability of land.

Land classified as LUC1 is also referred to as elite soil, while land classified as LUC2-3 is referred to as prime soil.

Liveable communities

In New Zealand, a "liveable community" is an area that promotes a high quality of life, and is characterised by accessible amenities, affordable housing, good transport, and a safe, vibrant environment, fostering social, economic, and environmental well-being.

Māori land

Has the same meaning as section 129 of Te Ture Whenua Māori Act 1993.

Plan-enabled capacity

Development capacity as defined by the NPS UD (2020) is plan-enabled for housing or for business land if:

- a. in relation to the short term, it is on land that is zoned for housing or for business use (as applicable) in an operative district plan
- b. in relation to the medium term, either paragraph (a) applies, or it is on land that is zoned for housing or for business use (as applicable) in a proposed district plan
- c. in relation to the long term, either paragraph (b) applies, or it is on land identified by the local authority for future urban use or urban

intensification in a Future Development Strategy or, if the local authority is not required to have a Future Development Strategy, any other relevant plan or strategy.

Primary industries

A mix of businesses who produce, process, and move goods around New Zealand and export to countries around the world. Primary industries of importance to New Zealand include agriculture, forestry, horticulture, and seafood.

Resilience

The ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management.

Rural industries

As defined in the Auckland Unitary Plan, industries that:

- a. have, as their principal function, a clear connection to, or provide services to:
 - i. rural production activities
 - ii. or aquaculture activities
- b. or use raw materials derived from:
 - i. rural production activities
 - ii. aquaculture activities,
 - iii. or the natural resources on the site other than topsoil or aggregate
- c. and may have some form of:
 - i. processing facility
 - ii. accessory depot
 - iii. or base or storage area, from which the activity is normally operated or started.

Includes:

- freight or transportation services
- storage of vehicles or equipment for hire
- sale yards
- sawmills other than portable sawmills
- grain silos or feed mills
- meat or poultry processing
- dairy factories
- processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site.

Excludes:

- home occupations
- shops (sale or hire of goods)
- rural topdressing, pest control and spraying services
- processing or manufacturing goods or products from material not directly related to or directly derived from farming, intensive farming, aquaculture activities, fishing activities, or resources of the site
- stock yards that are accessory to farming carried out on the same site.

Rural production

Primary production activities which have a functional need for a rural location, such as pastoral and dairy farming, horticulture, forestry and mineral extraction.

Rural productivity

The capacity of the region for rural production.

Rural settlement

A collective term that includes rural towns and villages of different sizes, and informal or dispersed settlements.

Rural settlement network

The relationship and interconnection between different settlements in the rural area. The includes the reliance on different settlements for access to goods, services, employment and amenities.

Rural Urban Boundary

The Rural Urban Boundary identifies land, within the boundary, potentially suitable for urban development. The exact location of the Rural Urban Boundary is shown on the Auckland Unitary Plan Maps.

Social infrastructure

The system of services, networks and facilities/assets that support people and communities. It comprises a broad spectrum of community assets and may be:

- provided by the public sector, the private sector or non-governmental organisations
- open space or supporting services and activities
- physical facilities and the people involved in the delivery of services or the actual services themselves
- operating at the local, sub-regional or regional level.

Southern rural area (also referred to in this strategy as the rural south)

The area that spans from the Tasman Sea and Manukau Harbour in the west to the Hauraki Gulf and the Firth of Thames in the east as shown on Map 1. The area includes the entire Franklin Local Board area as well as the adjacent rural land within the Howick, Manurewa, and Papakura Local Boards. While the future urban land located inside Rural Urban Boundary at Drury, Ōpaheke, Pukekohe and Paerātā is within the southern rural area, this strategy does not provide direction for their growth and development as this is addressed through other

planning processes including structure plans and plan changes.

Spatial response

The spatial response is a tool to identify where and why locations may be suitable for urban development over the long term. It provides an indication of what the rural south is expected to look like, including land uses that are expected to remain rural in the next 30 years.

Strategic framework

The strategic framework sets out the vision and direction for the growth and development of the southern rural area. The strategic framework is structured around five key themes:

- rural growth and form
- resilient rural areas and communities
- infrastructure servicing
- healthy ecosystems and natural environment
- Māori outcomes.

Treaty settlement land

As defined in the Auckland Unitary Plan, property which is either:

- vested with claimant groups by the Crown as a result of Treaty settlement legislation and final deeds of settlement; or
- acquired by a claimant group from the Crown pursuant to a right of first refusal process provided that the properties were specifically identified by reference to site or title in Treaty settlement legislation enacted prior to the date on which the Unitary Plan became operative as Right of First Refusal land for that claimant group.

Includes:

- cultural redress properties;

- commercial redress properties including:
 - properties returned via deferred selection,
 - properties transferred to other iwi, hapū or whānau entities associated or affiliated with the claimant group; and
 - properties transferred to a company in which the claimant group holds a controlling interest.

Excludes:

- unspecified properties within geographic areas over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation;
- any properties over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation enacted after the date on which the Unitary Plan became operative;
- properties covered by Statutory Acknowledgement or Deed of Recognition but not owned by claimant groups;
- properties in which the claimant group, or an iwi, hapū or whānau entity associated or affiliated with the claimant group, no longer retains a legal freehold interest;
- properties leased by the claimant group to an unrelated entity for a term which, including renewals, is or could be more than 35 years; and
- properties transferred to a company in which the claimant group has a minority interest.

Urban area

Land within the Auckland region, including within rural towns and settlements, with a residential, business, open space or special purpose zone under the Auckland Unitary Plan.

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Ngā Āpiti hanga | Appendices

Appendix A: Key legislative, statutory frameworks and policy documents

Appendix B: Southern rural settlement profiles

Appendix A: Key legislative, statutory frameworks and policy documents

This appendix outlines the key legislation, statutory frameworks and policy documents that provide the regulatory and strategic context for the Southern Rural Strategy. These references set out the national, regional and local requirements and collectively guide sustainable development and growth in rural areas. The documents can be accessed via the web links provided below.

Central government legislation and policy:

Resource Management Act 1991 (RMA)	<i>Resource Management Act 1991</i>
National Policy Statement for Highly Productive Land 2022 (NPS-HPL)	<i>National Policy Statement for Highly Productive Land 2022</i>
National Policy Statement for Freshwater Management 2020 (NPS-FM)	<i>National Policy Statement for Freshwater Management 2020</i>
National Policy Statement on Urban Development 2020 (NPS-UD)	<i>National Policy Statement on Urban Development 2020</i>
National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)	<i>National Policy Statement for indigenous biodiversity 2023</i>
Government Policy Statement on Housing and Urban Development 2021 (GPS-HUD)	<i>GPS Housing and Urban Development 2021</i>
Government Policy Statement on land transport 2024 (GPS 2024)	<i>GPS Land Transport 2024</i>
Local Government (Auckland Council) Act 2009	<i>Local Government (Auckland Council) Act 2009</i>

Regional and local government policy:

The Auckland Plan 2050 (updated 2022)	<i>The Auckland Plan 2050</i>
Future Development Strategy 2023 - 2053 (FDS)	<i>Future Development Strategy 2023</i>
Auckland Unitary Plan (updated February 2025) (AUP)	<i>Auckland Unitary Plan</i>
Te Mahere Whakakotahi i Tāmaki Makaurau	
Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan (2020)	<i>Tāruke-ā-Tāwhiri: Auckland's Climate Plan</i>
Long-term Plan 2024-2034 (10-year budget)	<i>Long-term Plan (LTP) 2024-2034</i>
Te Mahere Pae Tawhiti 2024-2034	
Auckland Water Strategy (the Water Strategy) 2022-2050	<i>Auckland Water Strategy</i>
Te Rautaki Wai a Tāmaki Makaurau	

Transport Emissions Reduction Pathway (TERP) (2021)	<i>Transport Emissions Reduction Plan</i>
Te Ara Whakaheke Tukuwaro Ikiiki	<i>Transport Emissions Reduction Pathway (TERP)</i>
Regional Land Transport Plan (RLTP) 2024-2034	<i>Regional Land Transport Plan</i>
Kia Ora Tāmaki Makaurau – Our Māori outcomes performance measurement framework (2021)	<i>Kia Ora Tāmaki Makaurau</i>
Auckland Council’s 30-year Infrastructure Strategy 2024	<i>Auckland Council's 30-year Infrastructure Strategy</i>
Franklin Local Board Plan 2023	<i>Franklin Local Board Plan 2023</i>

Appendix B: Southern rural settlement profiles

This appendix contains profiles for all settlements in the southern rural area. Each profile provides an overview of growth (population, households and employment), the level of infrastructure servicing and the long-term future expected for each settlement based on its role and function within the settlement network together with the anticipated level of growth.

Settlements are grouped by area using 'MSM' zones.³¹ In rural areas, the zones are often large and can include more than one settlement. In these cases, there is one data set for the group of settlements, and the data cannot be separated out for individual settlements.

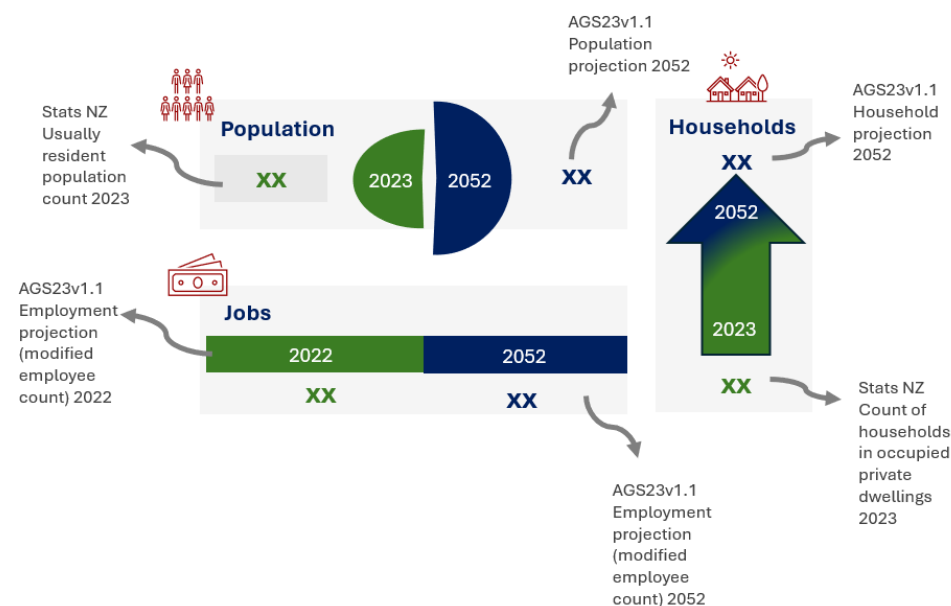
Contents

The southern rural area	50
Alfriston	51
Ardmore Airport	52
Āwhitu Peninsula (Includes Big Bay, Grahams Beach, Matakawau, Matakawau Point, Orua Bay, Pollok, Te Toro, Wattle Bay)	53
Beachlands	54
Bombay, Paparimu, Hūnua and Ararimu	55
Clarks Beach and Waiau Pā	56
Clevedon and surrounds (Includes Clevedon Waterways, Brookby, Kawakawa Bay, Matingarahi, Ōrere Point)	57
Drury, Ōpaheke and Runciman	58
Glenbrook Beach and Mauku	59
Karaka, Karaka North and Karaka South	60
Kingseat	61
Maraetai	62
Patumāhoe	63
Pukekohe, Paerātā and Buckland	64
Ramarama	65
Te Hihi	66
Waiuku and Glenbrook Industrial	67
Whitford	68

³¹ MSM zones are the primary geographies for transportation modelling using the Macro Strategic Model. MSM zones are often used for strategic land use planning because transportation modelling is a critical input to many planning decision processes in the region. There are 596 MSM zones in the Auckland region in the current zone system.

Where the data comes from

The sources for the population, households³² and employment statistics are shown in the diagram below.



About the data

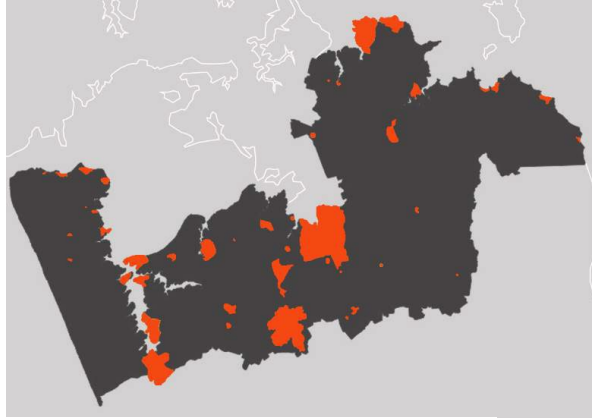
Areas with declining or stable population may still see an increase in the number of households, particularly if the average household size is decreasing. This can occur where the population is aging, and more people are living alone.

Employment figures are modified employee counts (MECs). This is a customised measure of employment. MECs combine Stats NZ employee count data with the Stats NZ non-employee working proprietor data and together account for total employment in terms of persons engaged in activity either as an employee, or as the sole working proprietor (i.e. a sole trader).

³² A household can be one person who lives alone, or two or more people who live together and share facilities (such as for cooking) in a private dwelling.



The southern rural area



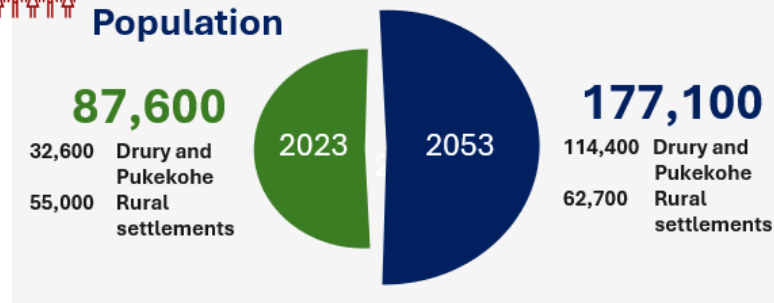
The southern rural area spans from the Tasman Sea and Manukau Harbour in the west to Tikapa Moana / Hauraki Gulf and Firth of Thames in the east.

The area features 10 regional parks and several dams supplying 60 per cent of Auckland's water needs. It is also well known for its productive soils that produce a significant portion of Auckland and New Zealand's fresh vegetables.

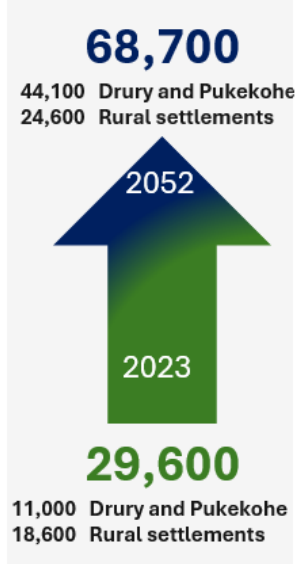
Pukekohe is the area's largest rural settlement. It serves a growing population within the town itself as well as the smaller surrounding rural and coastal settlements. Each of these settlements has its own distinctive characteristics, history, challenges and opportunities.



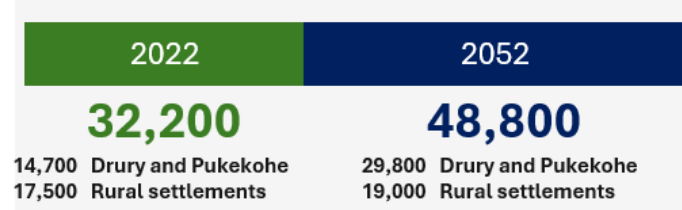
Population



Households



Jobs



What the community told us...

- Transport is a key challenge facing the area given its growing population.
- Current roads are struggling to cope with the increased volume of traffic.
- There is a lack of public transport options particularly for the smaller and more remote settlements as well as a lack of sufficient parking around train stations.
- Residential development is occurring in the area without provision for employment opportunities.
- The design of many new developments are not suitable for rural living and that the typical characteristics of a rural village are disappearing.
- Development should not occur in flooding areas.

Future state

Over the long term, the rural areas outside of settlements will continue to play an important role in rural production and in providing employment opportunities.

Some settlements in the rural south are anticipated to experience significant or moderate growth and, in some instances, this growth will significantly change the role they play within the network.

Other rural, coastal and dispersed settlements will have limited or no service provision and growth due to their remote location and rugged topography. The wider settlement network will play a critical role in supporting these communities and their needs.



Alfriston



Alfriston is a small rural settlement located at the eastern edge of Manurewa urban area and at the northern end of the Takaanini future urban area. The small settlement of Brookby lies to the east. Alfriston school is at the heart of the settlement located at the intersection of Alfriston Road and Mill Road. The wider area is characterised by a mix of large lifestyle blocks and farms.

There are no services or facilities in Alfriston. Residents rely on a wide range of services and employment opportunities in the nearby urban areas of southern Auckland.



Infrastructure

Alfriston is accessed via two key road corridors, Mill Road and Alfriston Road. It is close to Auckland's urban area, the southern rail line including the Manurewa rail station, and State Highway 1. The government has prioritised Mill Road as a Road of National Significance as set out in the Government Policy Statement on Land Transport 2024. Within the next three years, early construction opportunities for Stage 1 of the corridor from Manukau to Alfriston will be progressed. However, no date has been confirmed for the commencement of construction.

Alfriston has a primary school and a community hall but no other services or facilities. The adjacent future urban area of Takaanini is sequenced as being 'development ready' from 2050+ in the Future Development Strategy. There are no plans to service Alfriston in the foreseeable future.

Future state

Over the next 30 years, Alfriston will continue to function as a small rural settlement with close connections to its rural and natural surroundings as well as the nearby urban areas of Auckland. The population of Alfriston has limited growth over this timeframe. There will continue to be limited or no services or facilities for the local community.



Population

230

2023

2052

290



Jobs

2022

190

2052

190



Households

120

2052

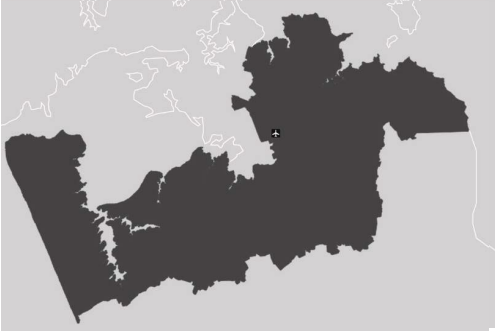
2023

70





Ardmore Airport



Ardmore is located 3km to the east of Papakura. While there is a small resident population, Ardmore is most known for its aviation airport and flight training facility. Established in 1943 as a WWII operational base, Ardmore now provides an alternative facility to Auckland Airport for general aviation. Today, it features a range of services and facilities as well as an extensive business park that is home to more than 100 businesses and over 600 employees.

Ardmore is surrounded lifestyle blocks and farms.



Population

310

2023

2052

490



Households

180

2052

2023

100



Jobs

2022

2052

770

1,340

Infrastructure

Ardmore has an operational airport accessed via Airfield Road. There is no public transport provision in Ardmore.

There is a primary school to the east accessed via Papakura Clevedon Road which is a key rural route connecting Papakura to Clevedon.

Ardmore has public water services. The existing residential settlement relies on a private network but there are plans to connect into the public network.

Future state

Over the long-term, Ardmore Airport will continue its employment focus as a critical aviation and flight training facility supporting Auckland Airport. Complementary businesses will continue to establish in the nearby business park.

The wider Ardmore area will continue to function as a small rural settlement with limited or no services and facilities other than what is provided at the airport. Limited population and household growth is expected over the next 30 year.



Āwhitu Peninsula



The Āwhitu Peninsula is located 34km west of Auckland's southern urban area, bordered by the Manukau Harbour to the north and east and the Tasman sea to the west. It has historic significance for iwi and Pākehā. The peninsula is a popular holiday and recreational destination and is characterised by its remoteness.

Most of Āwhitu's rural settlements are located along the coastline (Matakawau, Matakawau Point, Āwhitu, Grahams Beach, Big Bay, Orua Bay and Wattle Bay). The remaining settlements of Te Toro and Pollock are located inland.

All settlements rely on the larger settlements outside of the Āwhitu Peninsula (Waiuku and Pukekohe) for services, facilities and employment. Glenbrook Steel Mill located 10km to the east of Āwhitu and is a major employer for the area.



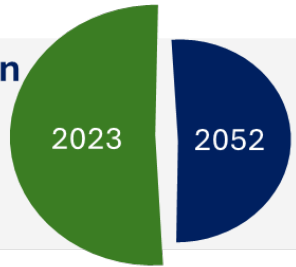
Population

3,160

2023

2052

2,870



Jobs

2022

540

2052

520



Households

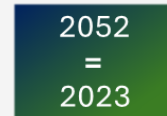
1,200

2052

=

2023

1,200



Infrastructure

The settlements located on the Āwhitu Peninsula are mainly serviced by one key arterial road, the Āwhitu Road corridor.

The area is not serviced by public water supply and wastewater infrastructure and there are no current plans for network extension.

Both Matakawau School and Waipipi School are located on Āwhitu Road. The two community halls on the peninsula are Āwhitu Hall and Te Toro Hall. Tāhuna and Reretewhioi marae are located at the southern end, near Waiuku.

Future state

The Āwhitu Peninsula has a number of small and dispersed settlements. Over the next 30 years, a slight decrease in population is anticipated. As the population ages, some residents may relocate to nearby growing settlements with better access to services, facilities and employment.



Beachlands



Beachlands is a coastal settlement located along the Pōhutukawa Coast, 14km to the east of Botany and 5km to the west of Maraetai. Beachlands is adjacent to rural land to the east and south, and it has several bays and beaches in the Hauraki Gulf.

Its centre provides a basic range of services and facilities as well as limited employment opportunities. Beachlands relies on Auckland's eastern urban areas for a greater range of employment opportunities and the full range of services and facilities.

A private plan change (Plan Change 88) has recently been approved at Beachlands, introducing live-zoned and future urban zoned land.



Infrastructure

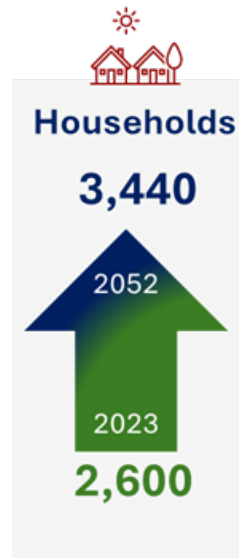
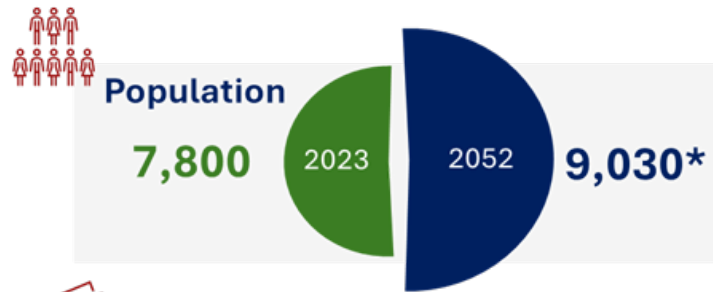
The settlement has public wastewater servicing and there are plans to upgrade the existing wastewater plant to cater for growth. There is no public water supply. A private operator provides water supply to Pine Harbour, but other residents rely on water tanks.

A number of transport upgrades were identified to support the development area approved through the private plan change process. These include the upgrade of the Whitford-Maraetai Road and an increase in the capacity of the Pine Harbour passenger ferries. Currently, these projects do not have public funding. Beachlands has some social infrastructure provision including a volunteer rural library, but it has no high school.

Future state

In the long term, development of the urban and future urban plan change areas is expected to see Beachlands grow into a coastal town. This growth is dependent on developer infrastructure funding and delivery commitments under the plan change and future resource consents.

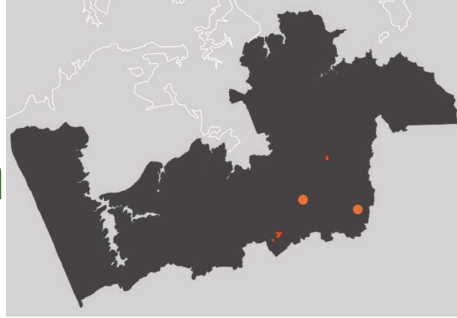
Over time, Beachlands may provide a range of services and facilities to its residents and those in the surrounding area including smaller nearby settlements such as Maraetai. In time, Beachlands may serve a similar role and function as Waiuku does today. However, Beachlands will remain dependent on Auckland's main urban areas for the full range of services and facilities.



*These numbers do not include recent decisions (Plan Change 88 and Te Puru Business Park consented under Fast Track Consenting provisions) which are expected to increase both the population and employment opportunities.



Bombay, Paparimu, Hūnua & Ararimu



Bombay, Paparimu, Hūnua and Ararimu are small or dispersed rural settlements with surrounding farmland and countryside living;. Each is located approximately 8km from each other in the south-eastern part of the southern rural area. Of the four settlements, Bombay is the closest (8km) to Pukekohe.

All four settlements and their rural surrounds are dependent on larger settlements such as Pukekohe or Papakura and Auckland's southern urban areas for access to daily services, facilities, and employment.



Infrastructure

These settlements are relatively isolated with limited transport access. While Bombay has good access to SH1, the corridors serving these settlements have significant transport challenges. The settlements are not serviced by public transport.

Bombay has limited public water supply and wastewater servicing. Hūnua and Paparimu are not serviced. There is planned investment as per the 2024 Long-term Plan for the Bombay water treatment plant including land purchase and upgrade.

All four settlements have a school. Paparimu, Hunua and Ararimu have community halls. ~~but~~ The community hall in Bombay is operated privately.

Future state

With the exception of Bombay, Paparimu, Hunua and Ararimu are small, informal and isolated settlements. Over the next 30 years, these settlements are not expected to experience any sizeable growth. The potential of a declining population may result from movement to larger settlements in the area. These areas will continue to be dominated by farmland and countryside living, with limited access to services and facilities.



Population

5,700

2023

2052

5,290



Jobs

2022

1,780

2052

1,650



Households

1,900

2052
=
2023

1,900





Clarks Beach & Waiau Pā



Clarks Beach is a small coastal village bordering the Manukau Harbour and mouths of the Waiuku and Taihiki Rivers. Waiau Pā is a small neighbouring settlement four kilometres to the east of Clarks Beach surrounded by rural land.

Both settlements have limited services and facilities and rely on larger neighbouring towns such as Waiuku, Pukekohe, and Auckland’s urban area, for employment and a full range of services and facilities.

The nearby Glenbrook Steel Mill to the south-west also provides employment.



Infrastructure

The Hingaia/Linwood Road corridor is the main access to these two settlements from the east. Beyond Waiau Pā, Clarks Beach Road provides the only road access to Clarks Beach. The settlements are not serviced by public transport.

Clarks Beach is serviced by public water supply and wastewater infrastructure but Waiau Pā is not. There are no plans for network extension. However, planning is underway to replace the aging wastewater treatment plant at Clarks Beach.

Waiau Pā school and Waiau Pā hall are located in the centre of the settlement at the intersection of Waiau Pā Road and McKenzie Road. Clarks Beach has a limited range of services, including the rural library.

Future state

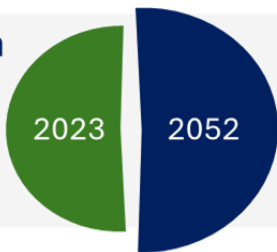
In the long term, Clarks Beach and Waiau Pā will remain rural settlements providing limited services and facilities for their residents. Both settlements will rely on larger towns nearby for a full range of services and facilities.

The population of Clarks Beach is expected to grow over the long term as the identified future urban areas are developed after 2030.



Population

2,300 2023 2052 2,550



Jobs

2022 2052
320 350



Households

1,050

2052

2023

810





Clevedon & surrounds

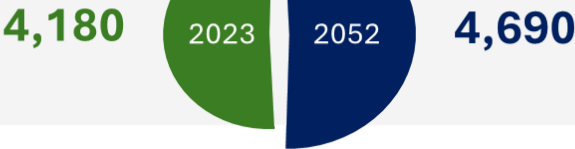


Located 12km to the east of Flat Bush, Clevedon village is a key settlement that serves the surrounding east coast settlements of Brookby, Clevedon Waterways, Kawakawa Bay, Ōrere Point, and Matingarahi. Clevedon village is a popular destination for visitors with its various attractions such as the Clevedon markets. The surrounding wider area features several beaches, the Wairoa River, and the Duder and Waitawa regional parks.

Clevedon and the nearby small settlements are surrounded by rural land and large lifestyle blocks. Clevedon provides a wide range of services and facilities but has only limited employment options. The five smaller settlements have limited services. Brookby relies on Clevedon village for access to these services, while Ōrere Point relies on Kawakawa Bay/Papakura, and Matingarahi relies on Pokeno. Botany and Papakura/Takaanini provide the widest range of services and employment for the wider area.



Population



Jobs



Households



Infrastructure

Clevedon and its surrounding area are mainly serviced by the Papakura-Clevedon Road and the Clevedon-Kawakawa Road corridors. The area is not serviced by public transport.

Clevedon village is serviced by water supply and wastewater infrastructure.

Kawakawa Bay has public wastewater services however the other coastal settlements do not have public water or wastewater servicing. There is planned investment in line with the 2024 Long-term Plan.

Future state

Over the long term, Clevedon will continue its existing function as a rural village by continuing to provide most of the essential services to local communities. Clevedon's attractions will also continue to serve visitors and tourists. The surrounding small settlements will continue to rely on the services of the closest larger settlements and Auckland's urban areas to the east.

The population of Clevedon and the surrounding settlements is projected to grow within the existing urban extent of the settlements.





Drury-Ōpaheke & Runciman



Drury-Ōpaheke and Runciman, is a large future urban area that has been identified for significant urban development over the long term. The area is located 36km to the south of Auckland’s city centre and at the southern urban edge of Auckland. The area is approximately 12 km to the northeast of Pukekohe. The Pahurehure Inlet is to the north of Drury West. The current Drury village provides limited services and employment opportunities. It relies largely on Papakura and Pukekohe. The [Drury-Ōpaheke Structure Plan](#) sets out the planned urban development for the wider area including residential, business, and community facilities.

Runciman is a small rural settlement located at the outskirts of Drury. It relies on services and employment provided in the nearby larger settlements.



Population

4,770

2023

2052

62,400



Jobs

2022

2,600

2052

15,130



Households

24,630

2052

2023

1,530

Infrastructure

Drury village is serviced by both public water supply and wastewater, including Auranga. Drury-Ōpaheke and Runciman are not serviced, apart from a small area of Ōpaheke (Bellfield Road) that is serviced by water. Drury does not currently have a train service however there are bus connections to Papakura and Pukekohe. There is significant investment planned at Drury-Ōpaheke including:

- three rail stations and two park and rides
- schools
- one large and two smaller centres
- bulk water and wastewater upgrades.

Future state

Over the long-term, Drury village will continue as a small urban village however the nearby Drury-Ōpaheke future urban area will undergo significant change after 2035 as it becomes a fully urbanised part of the Auckland region within the Rural Urban Boundary. In time, there will be one large centre at Drury East and two smaller centres at Drury West, all connected to the existing rail network via three stations. These new centres will serve the growing population with a wide range of services and facilities as well as provide significant employment opportunities for the new community and wider rural south. While Runciman is not part of the Drury-Ōpaheke Structure Plan, it will benefit from the wider development of the future urban area.



Glenbrook Beach & Mauku



Glenbrook Beach is a small rural and coastal settlement near the Manukau Harbour and Waiuku River. The community is reliant on other larger neighbouring settlements for services and facilities. Glenbrook Steel Mill is located nearby providing employment to the wider area.

Mauku is a small rural dispersed settlement made up of farms and lifestyle blocks and is located 2km to the south of Patumāhoe and 8km to the west of Pukekohe. Mauku relies on these two neighbouring larger settlements for services and facilities.



Infrastructure

Glenbrook Beach is primarily accessed via the Glenbrook Road corridor. While there are existing constraints along this route, the area will benefit from planned transport investments in Drury, Paerātā, and Pukekohe. There is no public transport service in these two settlements.

Glenbrook Beach is currently serviced by public water supply and wastewater infrastructure. However, significant population growth would necessitate upgrades to expand infrastructure capacity.

Mauku, as an informal rural settlement, is not serviced by public water supply and wastewater infrastructure.

Future state

Over the long term, the population of Glenbrook Beach is expected to grow within its existing urban extent and future urban areas after 2030. The population of Mauku is expected to remain the same.

Both Glenbrook Beach and Mauku will continue to provide limited services or facilities for the local community and therefore will remain reliant on larger, neighbouring settlements, in particular Waiuku and Pukekohe.



Population

5,060

2023

2052

5,790



Jobs

2022

1,880

2052

1,880



Households

2,220

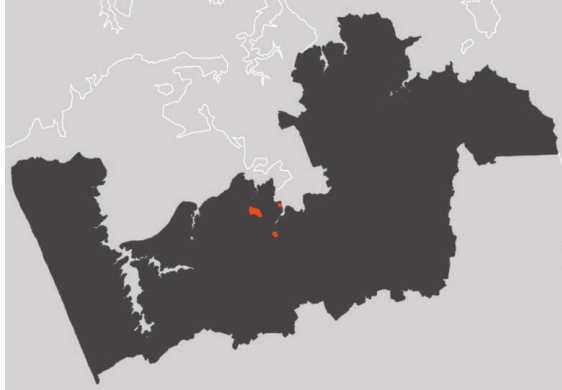
2052

2023

1,600

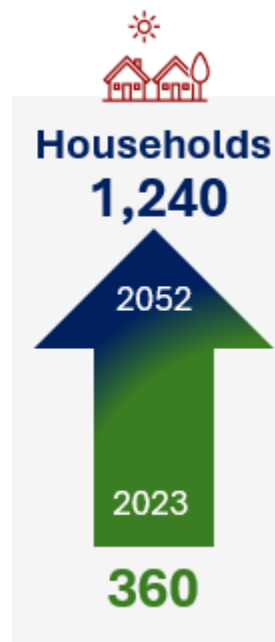
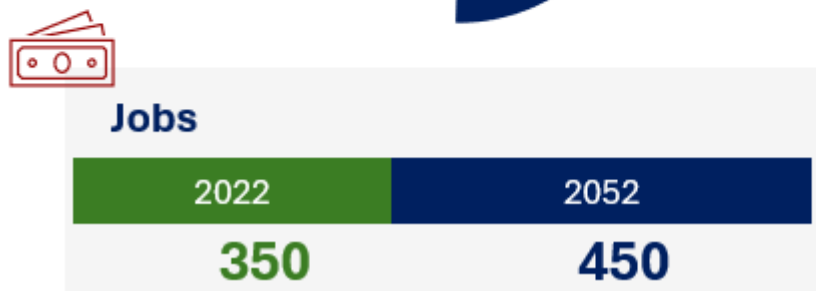
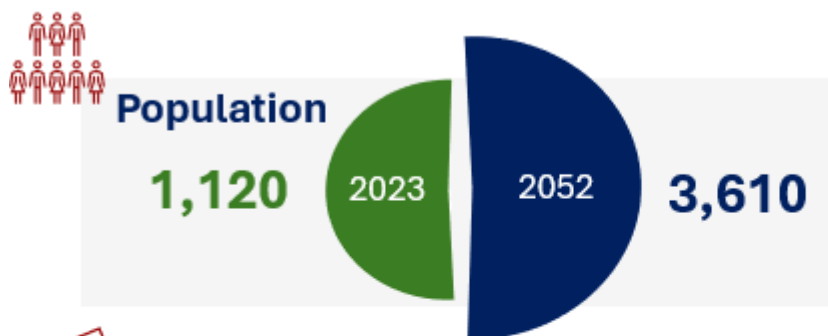


Karaka, Karaka North & Karaka South



The wider Karaka area, located approximately 7km west of Papakura, is predominantly rural but includes three distinct settlements of Karaka, Karaka North and Karaka South. The area has recently undergone significant development but is still reliant on the urbanised areas of Papakura for services and facilities.

Karaka North is a master planned development located at the intersection of Linwood Road and Dyke Road. It will include a new local centre to provide basic services and facilities for the community and the wider rural catchment. Karaka South is located east of Karaka and north of Paerāta. This area is expected to have a moderate growth in the future.



Infrastructure

These settlements are primarily accessed via the Hingaia / Linwood Road corridor. Karaka and Karaka North are located on the limited-service (peak hours only) bus route that operates between Waiuku and Papakura.

The area is not currently serviced by public water supply or wastewater infrastructure, and there are no upgrade works currently planned.

A new development in Karaka North has a private wastewater system.

There is limited provision of available social infrastructure services in and around these settlements that include a school in Karaka South, a community hall in Karaka North and a medical center in Karaka.

Future state

In the long term, Karaka, Karaka North and Karaka South will continue to function as rural settlements, providing limited services and facilities for their residents. These settlements will continue to rely on larger towns nearby for a full range of services and facilities.

Over the next 30 years, the populations are expected to grow within their existing urban extent.





Kingseat



Kingseat is currently a small rural settlement located near the Manukau Harbour, approximately 15km north of Pukekohe. The area is predominantly rural with dairy farms and thoroughbred studs, but it is experiencing some urban change.

The community is dependent on Pukekohe and neighbouring settlements for access to services, facilities and employment.



Population

490

2023

2052

3,350



Households

1,210

2052

2023

170



Jobs

2022

200

2052

660



Infrastructure

The Kingseat settlement is primarily accessed via the Hingaia / Linwood Road corridor. Kingseat is located on the limited-service (peak hours only) bus route that operates between Waiuku and Papakura.

While public wastewater servicing in Kingseat is currently limited, planned investment through the South-west Wastewater Sub-regional Servicing scheme aims to improve infrastructure in the area. There is a proposal to provide private community water and wastewater services.

There are currently no social infrastructure services available in Kingseat.

Future state

Over the long term, Kingseat will retain its close connections to its rural and natural surroundings. While the area will experience significant growth, this will largely occur within its existing urban boundaries, helping to preserve the surrounding rural landscape and dairy farms. The range of services and facilities is expected to increase as development occurs to service the growing local community and immediate surrounding area.



Maraetai



Maraetai is a coastal settlement located on the Pōhutukawa Coast adjacent to Beachlands, 16 km to the east of Botany. Together the settlements of Beachlands and Maraetai function interdependently and in connection with the eastern urban area. For general services and facilities and employment, Maraetai relies on Beachlands and the eastern Auckland urban area.

Maraetai Beach is a popular destination for residents of Tāmaki Makaurau. The small centre of Maraetai along the shore caters mainly for visitors and recreational users.



Population

2,550

2023

2052

2,650



Households

1,080

2052

2023

900



Jobs

2022

420

2052

420



Infrastructure

Maraetai is primarily serviced by the Whitford-Maraetai Road corridor. Commuters to downtown Auckland rely on the Pine Harbour Ferry located in Beachlands 5km to the west. Apart from the Maraetai bus to Botany there is no other road-based public transport service in the area.

While the area does not have access to a public water supply, it is serviced by wastewater infrastructure. There are plans to upgrade the Beachlands-Maraetai wastewater plant in the 2024 Long-term Plan.

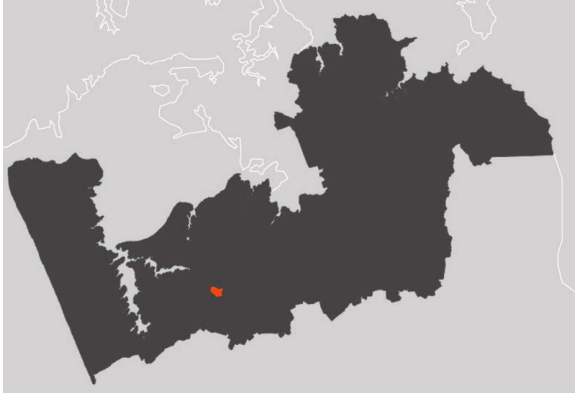
Maraetai Beach school and Maraetai hall are located in the central part of the settlement. Umupuia Marae is located 4.5km to the southeast of Maraetai at Umupuia Beach.

Future state

Over the long term, Maraetai is expected to retain its character as a small coastal village with a modest level of services and facilities to support the local community. In the future, after 2035, some growth is anticipated within the existing and future urban extent.



Patumāhoe



Patumāhoe is a small rural village with surrounding farmland and countryside living, isolated in the rolling hill country between the lower reaches of the Waikato River and the southern shoreline of the Manukau Harbour, 10km north-west of Pukekohe.

The village centre provides some basic services and facilities that also serve its wider rural catchment, but it largely relies on Pukekohe for employment and the full range of services and facilities.



Population

2,100

2023

2052

2,140



Households

800

2052

2023

700



Jobs

2022

490

2052

540



Infrastructure

Patumāhoe is mainly serviced by the Glenbrook Road corridor. While there are constraints along this corridor, the area will benefit from the planned transport investment in Drury, Paerātā and Pukekohe. There is no public transport provision in Patumāhoe.

Public water supply and wastewater servicing are from Pukekohe wastewater treatment plant and water supply. There is planned investment in the water supply infrastructure (Patumāhoe reservoir upgrade) in line with the 2024 Long-term Plan.

Patumahoe has a school, a community church hall and a Plunket Clinic.

Future state

Over the long term, Patumāhoe is expected to retain its character as a small rural village, with only modest population growth anticipated within its current and future urban boundaries. The settlement is likely to continue offering a limited range of services and facilities to support the local community.



Pukekohe, Paerātā & Buckland



Pukekohe is the largest town in the southern rural area and, together with Paerātā and Buckland, serve as the rural node for the region, as well as to north Waikato communities, which have grown significantly. Pukekohe plays a key role as a service town, providing a full range of services and amenities to both its residents and the surrounding rural community, including those across the regional border in the Waikato. This includes providing a variety of employment opportunities and functioning as an agricultural hub and a transport and logistics centre.

The area around Pukekohe, Paerātā and Buckland has some of New Zealand’s most productive soils that support a large horticultural and dairy farming industry and feeds the population of Auckland and beyond.

The [Pukekohe-Paerātā Structure Plan](#) guides the area's future urban development, including land use and infrastructure.



Population

27,840 2023 52,020 2052



Households

19,440

2052

2023

9,470



Jobs

2022

12,140

2052

14,690



Infrastructure

Much of Pukekohe, Paerātā and Buckland are served by both public water supply and wastewater. All settlements are serviced by the Pukekohe Wastewater Treatment Plant. Pukekohe is served by a train station with connections to central Auckland and the Waikato. It has four regular bus services with additional, but infrequent, connections to Paerātā, Patumāhoe, Waiuku, and Tūakau in the Waikato.

There is significant infrastructure investment planned in Pukekohe including:

- Rail station improvements, including a new station with park and ride at Paerātā, expected to be operational in 2026
- Investment through the Local board urban regeneration programmes
- Bulk water and wastewater upgrades.

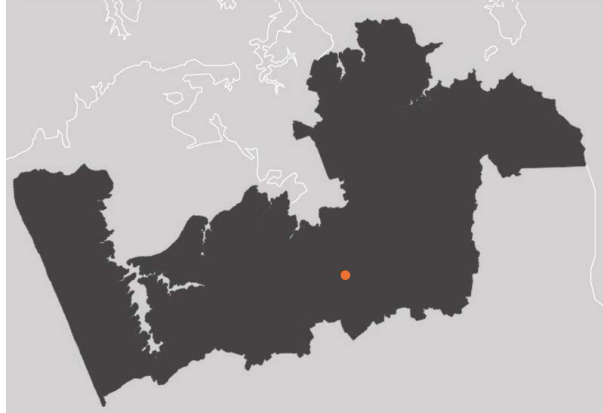
Ngā Hau e Whā o Pukekohe marae is in Pukekohe North.

Future state

Over the long term, Pukekohe is expected to strengthen its role and function as a rural node. It will continue to serve a broad residential and rural catchment by offering a range of services, facilities, and employment opportunities. Significant growth is anticipated both within Pukekohe’s existing urban area through intensification, and in the future urban areas of Pukekohe and Paerātā.



Ramarama



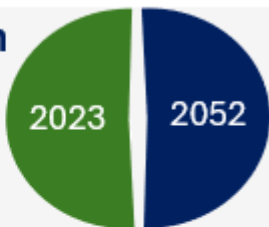
Ramarama is a small dispersed rural settlement, located to the north of the Bombay Hills and 5km to the south of Drury. The area contains a mixture of lifestyle blocks, market gardens and farms. The settlement is divided into two parts straddling SH1.

The main settlement of Ramarama, located to the east of SH1, has only a few services. It largely relies on Drury and Papakura for the full range of services and facilities. Drury South, Auckland's urban south and Pukekohe provide the closest employment opportunities.



Population

1,200



1,200



Households

430

2052
=
2023

430



Jobs

2022

770

2052

740

Infrastructure

Ramarama is primarily serviced by SH1 and the Ararimu Road corridors. The SH1Papakura to Bombay project will include upgrades to this section of the road that will improve accessibility in the wider area. There is no public transport provision in the settlement.

The area, apart from a recent Hunua Views residential development to the east of SH1, is not serviced by water and wastewater, and there are no plans currently to service the area.

Ramarama School is located at the intersection of Ararimu and Ramarama Road.

Future state

Over the next 30 years, Ramarama is expected to retain its strong ties to the surrounding rural and natural environment. With limited services and facilities available, no changes to population and housing, or employment numbers is anticipated.





Te Hihi



Te Hihi is a dispersed rural settlement located near the Manukau Harbour, approximately 10km to the west of the Papakura town centre. The wider area is predominantly rural with some countryside living.

The small settlement consists of the Te Hihi primary school and a petrol station. The community is dependent on Pukekohe and neighbouring settlements for access to services, facilities and employment.



Population

840

2023

2052

840



Households

330

2052

=

2023

330



Jobs

2022

390

2052

390

Infrastructure

The Hingaia/Linwood Road corridor is the main access to Te Hihi, with Karaka North to the east and Kingseat to the west. Te Hihi is located on the limited-service (peak hours only) bus route between Waiuku and Papakura.

Te Hihi is not currently serviced by either water supply or wastewater infrastructure and there are no plans for network extension.

Future state

Over the long term, Te Hihi is expected to remain a dispersed rural settlement with a strong connection to its rural and natural surroundings. Population, housing, and employment numbers are anticipated to remain steady. There will continue to be limited or no services or facilities locally and the community will rely on larger nearby rural settlements and Auckland's urban area for a full range of services and facilities.





Waiuku & Glenbrook industrial area



Waiuku is the second largest town in the area, after Pukekohe. It is located 20km to the west of Pukekohe at the head of the Waiuku River. Waiuku provides a wide range of services and facilities, serving its residents as well as a large rural catchment including the whole Āwhitu Peninsula, Glenbrook Beach, and areas nearby in northern Waikato.

The Glenbrook industrial area is home to the Glenbrook steel mill, the largest employer in the southern rural area. The Glenbrook industrial area is located to the eastern side of the Waiuku River, 5km to the east of Waiuku. The steel mill is served by the 'Mission Bush Branch' railway line (freight only) that connects to the North Island Main Trunk railway at Pukekohe.



Population

9,830

2023

2052

10,550[^]



Households

4,530[^]

2052

2023

3,490



Jobs

2022

3,830

2052

3,600^{*^}

**Job numbers do not include any future changes to the Glenbrook industrial area*

[^]These numbers do not reflect Plan Change 73 that was under appeal at the time of publication

Infrastructure

The Glenbrook Road corridor provides the main access to Waiuku and Glenbrook industrial area. While there are constraints along this corridor, the area will benefit from the planned transport investment in Drury, Paerātā and Pukekohe area. There is a limited bus service (peak hours only) to Pukekohe and Papakura.

Waiuku is serviced by public water supply and wastewater. There is planned investment in the Waiuku water supply and wastewater infrastructure (south-west wastewater scheme) in line with the 2024 Long-term Plan. There are water supply constraints in the long term.

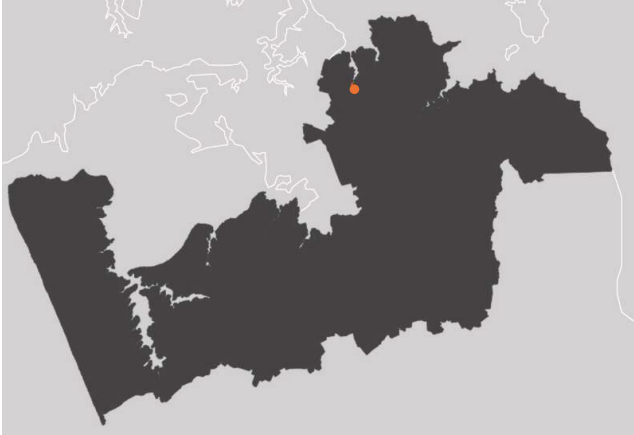
Future state

Waiuku is expected to experience a small amount of population growth within the existing urban extent over the long term. While the town serves its residents and nearby smaller settlements with a range of local services and facilities, the town does not have all the services and facilities to support its population. For access to a full suite of services and facilities, Waiuku residents rely on larger settlements, particularly Pukekohe.





Whitford



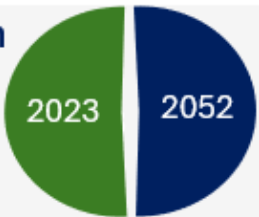
Whitford is a small rural village located in Auckland’s southeast, 7km to the east of Botany, at the head of the Turanga Creek. It is surrounded by lifestyle properties, pasture, and a variety of rural production uses.

Whitford village provides limited services and so residents rely on the nearby urban areas of Botany and Flat Bush for the full range of services and facilities. As a larger rural village close by, Clevedon also provides some services and facilities for Whitford residents.



Population

1,900



1,900



Households

610

2052

2023

550



Jobs

2022

660

2052

740

Infrastructure

Access to Whitford from Auckland’s urban area is via the Whitford Road corridor to the north-west, and Ormiston Road to the south-west. Whitford-Maraetai Road corridor to the east provides a connection to Beachlands, Maraetai and the coastal areas beyond. Whitford Park Road to the south, leads on to Brookby and Clevedon. There is no public service provision in Whitford.

Residents rely on rainwater supply as there is no water supply servicing and no plans for network expansion. No public wastewater servicing is provided. There are plans for the private provision of water and wastewater services via private plants in a new subdivision in Whitford.

Whitford community hall is located at the corner of Whitford Park Road and Whitford-Maraetai Road.

Future state

Whitford is expected to remain a small rural village over the long term, characterised by its countryside living and its surrounding rural and natural landscapes. Population, housing, and employment numbers are anticipated to remain steady. There will continue to be limited or no services or facilities locally and the community will rely on Beachlands, Clevedon, and Auckland’s urban area for a full range of services and facilities.



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