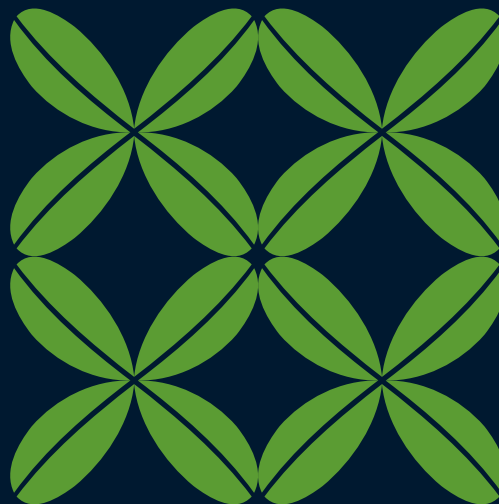
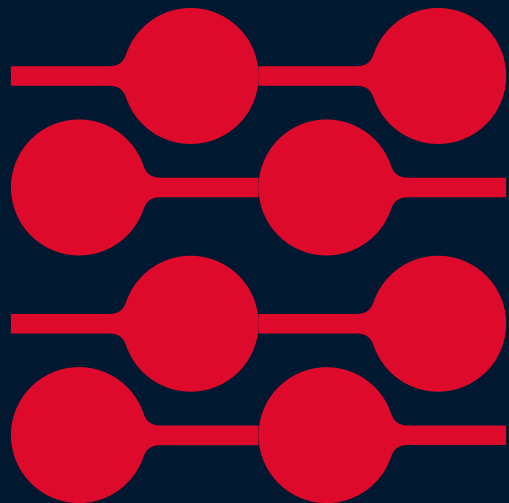




# **OVERVIEW DOCUMENT**

**Te Rautaki Tuawhenua o te Tonga**

**Southern Rural Strategy**

**2025-2055**



# He Whakarāpopototanga I

## Summary

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.

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

Auckland's southern rural area stretches from the Tasman Sea and Manukau Harbour in the west to the Hauraki Gulf and the Firth of Thames in the east. The area is undergoing significant change and is anticipated to account for 15 per cent of Auckland's population growth over the next 30 years. This growth will create ongoing demand for development across the rural south, increasing pressure on rural industries, highly productive land, the environment, local communities, and already constrained infrastructure.

The strategy provides a coordinated approach to managing these pressures and supporting sustainable growth, while ensuring the area's continued prosperity and liveability.

The strategy has two key components: the Strategic Framework and the Spatial Response. These key components work together to provide the long-term spatial, and non-spatial, direction for the area.

The strategy is aligned with the direction set in the FDS which promotes a quality compact approach to growth across Tāmaki Makaurau. It 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, as part of the FDS, 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 1).

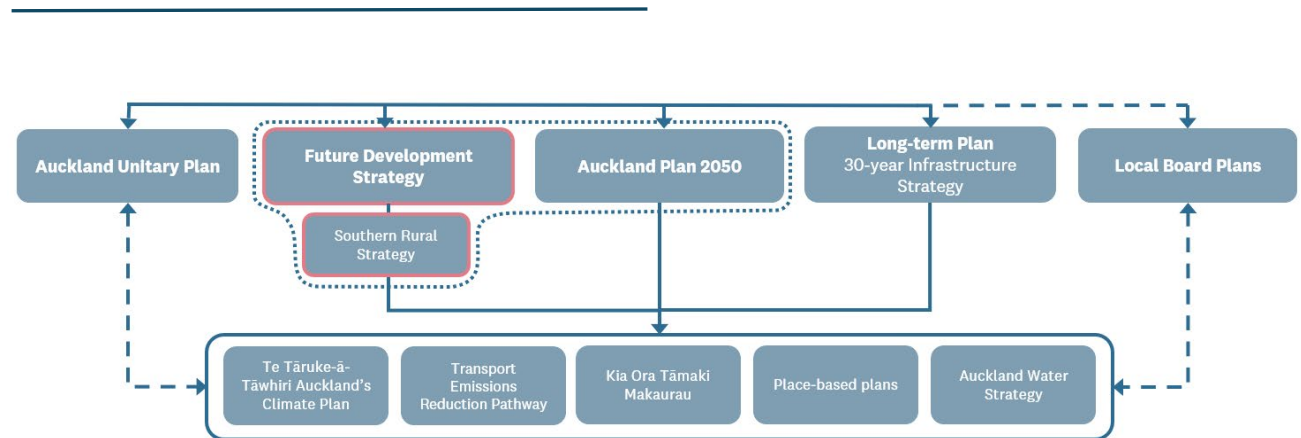


Figure 1: Relationship of this strategy with council plans

# Te anga whai rautaki |

## Strategic framework

The strategic framework sets out the long-term vision and direction to guide future growth and development in the southern rural area. It contains five interconnected themes, each anchored by a desired outcome that defines the future state of the area (Figure 2). To support these outcomes, the framework provides clear directions, along with practical examples to illustrate how they can be achieved.



Figure 2: Overview of the Strategic Framework

# Tā mātou urupare i te mokowā o te tuawhenua o te tonga | Our southern rural spatial response

The quality compact approach of the FDS is the foundation for the southern rural area's spatial response. This approach directs most 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.

Most growth in the southern rural area is anticipated in the future urban areas of Drury-Ōpaheke and Pukekohe and Paerātā. Over the long-term, Drury-Ōpaheke will grow and change to become part of Auckland's urban area.

Our southern rural spatial response (see Figure 3) shows the future role and function of settlements, as well as the high-level land uses of rural areas beyond these settlements. Pukekohe will strengthen its role as a rural node serving a large rural catchment. The rural area outside the settlements will continue to play an important role over the long-term, particularly for rural production.

Waiuku and Beachlands serve as key rural and coastal towns, supporting the wider western and eastern areas. Waiuku already fulfils this role, whereas Beachlands, in light of Plan Change 88 and developer infrastructure funding and delivery, is likely to continue to grow and develop over the long-term, evolving into a coastal town for the eastern area.

Clevedon and Kingseat will be rural villages, 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 small rural, coastal and dispersed settlements, such as those in Āwhitu Peninsula, Clarks Beach, Maraetai and Whitford, will continue to have little or no growth and limited services due to their location. These communities will remain reliant on the broader rural network of settlements to access services and facilities.

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.

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## Our southern rural spatial response

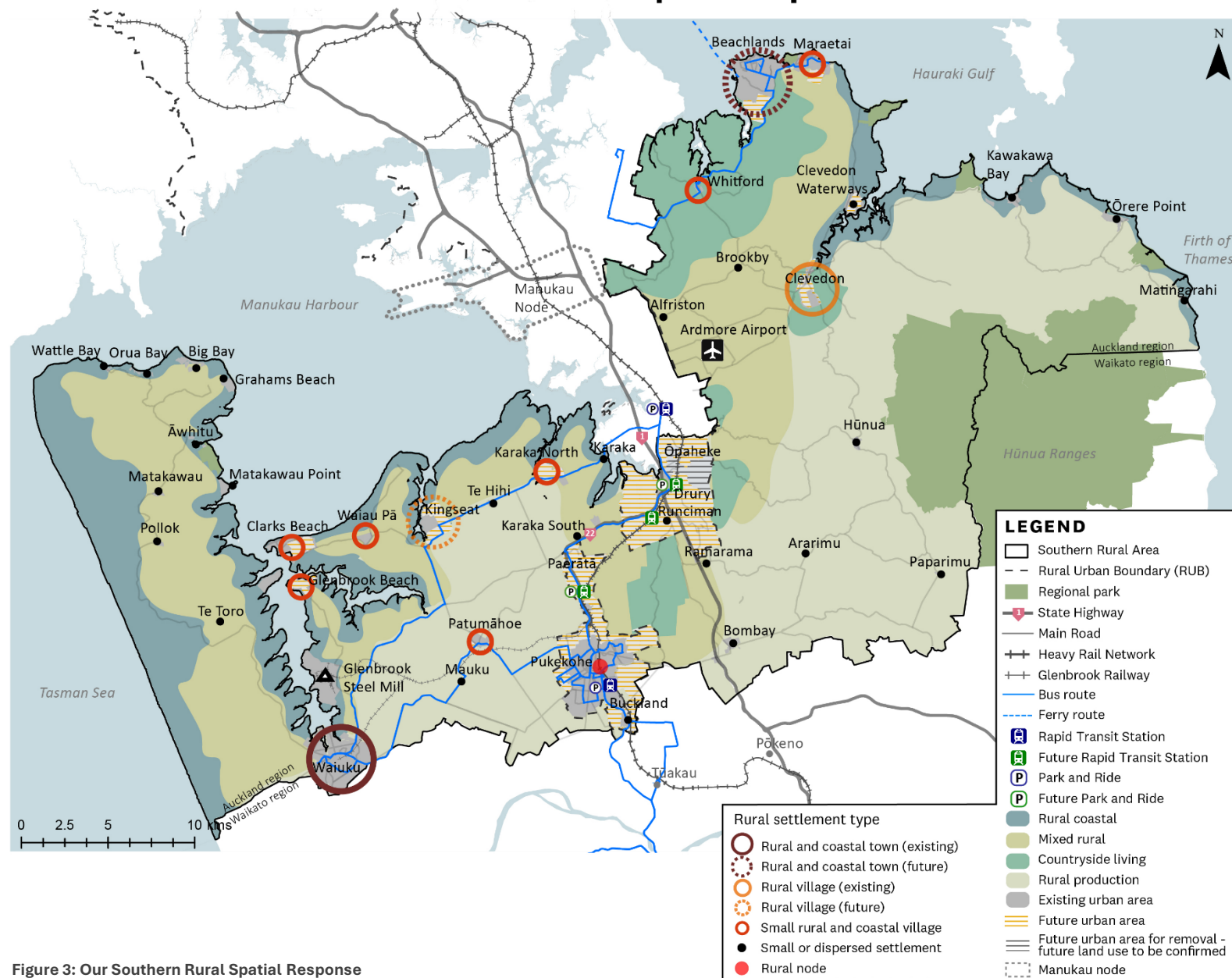


Figure 3: Our Southern Rural Spatial Response

# Ngā koringa ā-muri | Next steps

The strategy outlines several key next steps, including progressing the Future Development Strategy review process, community adaptation planning, reviewing the Auckland Unitary Plan and Auckland Design Manual, and investigating rural road design standards (see Table 1).

Monitoring the strategy will be incorporated into the current annual process for reporting on the Future Development Strategy.

The strategy will be considered as part of the Future Development Strategy three-yearly review to determine if an update is needed, as required under the National Policy Statement on Urban Development.

| Next Steps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Future Development Strategy</b> <ul style="list-style-type: none"> <li>Review the Southern Rural Strategy as part of the Future Development Strategy 2023-2053 review.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Community adaptation planning</b> <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Auckland Unitary Plan review</b> <ul style="list-style-type: none"> <li>Review provisions for activities necessary to support land-based primary production on prime and elite soils.</li> <li>Identify and map areas of highly productive land in Auckland including the southern rural area.</li> <li>Review the objectives and policies of the Auckland Unitary Plan to give effect to the NPS-HPL including reverse sensitivity-related aspects.</li> <li>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).</li> <li>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.</li> </ul> |
| <b>Auckland Design Manual review</b> <ul style="list-style-type: none"> <li>Progress work underway to develop residential design guidelines tailored to small rural settlements.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Road Design Standards review</b> <ul style="list-style-type: none"> <li>Investigate rural road design standards to support the functionality, connectivity, and safety of the rural transport network.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Table 1: Next steps

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