

March 2019

# Information points

## Draft Silverdale West Dairy Flat Industrial Area Structure Plan



### What a structure plan is

A structure plan guides the future urban development of an area. It is a high level plan which shows how an area can be urbanised, taking into account various constraints and opportunities. A structure plan becomes the basis for an Auckland Council initiated plan change, where the land is rezoned from a Future Urban zone to various urban zones in the Auckland Unitary Plan.

### Why a structure plan is being developed now

On 1 August 2017 the council's Planning Committee agreed that the council should prepare a structure plan for the Silverdale West Dairy Flat area identified in the council's Future Urban Land Supply Strategy 2017 (FULSS).

In the FULSS, the Silverdale West Dairy Flat area is intended to be ready for development in the period 2018 – 2022. Ready for development means that the land has had a structure plan prepared, is zoned for urban uses in the Auckland Unitary Plan and infrastructure is available. Future Urban zoned land directly outside of the structure plan area is intended to be ready for development in the period 2033-2037.

### The process

Land use constraints and opportunities in the study area have been identified in a Background Report, with comments and feedback received from landowners and the public during the December 2017 – February 2018 consultation period. Technical information and public feedback have been incorporated into the creation of the draft structure plan.

We are now consulting on the draft structure plan, with further technical and public input helping to create the final Silverdale West Dairy Flat Industrial Area Structure Plan. The final structure plan will be adopted by the council's Planning Committee in July 2019.

## **The timeline**

Previous consultation on the Background Report, which identified constraints and opportunities on the land, was undertaken December 2017 to February 2018.

This consultation focuses on the Draft Structure Plan and is open until Sunday 28th April 2019. It is anticipated that the final structure plan will be adopted July 2019. Following this, work will commence on a plan change to the Auckland Unitary Plan to rezone the first phase of land.

## **What 'industry' is**

Industrial activity refers to

- The manufacturing, assembly, packaging or storage of products or the processing of raw materials and other accessory activities (*Auckland Unitary Plan Operative in part, Chapter J1 Definitions*)

## **The industrial land use focus**

The wider Silverdale Wainui Dairy Flat Future Urban zone will become one of Auckland's key growth areas in the next three decades. This growth will require significant new provision of industrial land (as well as retail and other business land) to provide employment and meet the needs of the future community.

Projecting demand for industrial land in a high growth area such as this is challenging. However, the ranges presented through research provide a solid indication that a significant amount of industrial land will be required in the Silverdale Wainui Dairy Flat area in the future.

Provision of industrial land will provide employment, as well as services for the growing community (e.g. vehicle repair, warehouses and manufacturing (such as house components)). Identifying a long-term supply of industrial land for these activities is important as it is difficult to repurpose land for industrial use once it has been developed for other uses.

Structure planning for the wider Silverdale Wainui Dairy Flat area will take place at a later date. This will include residential areas, and other employment and business land including a significant town centre in the southern Dairy Flat area (which will provide opportunities for retail and office development). General business areas (which will allow a wider range of business activity including large format retailing) will also be provided along with local and neighbourhood centres scattered throughout the residential area to provide local day to day needs such as cafes, restaurants etc.

## **Additional transport capacity will be provided - including public transport, cycling and walking**

Yes. Additional transport infrastructure is proposed, including new north/south and east/west arterial roads, collector roads, upgraded State Highway 1 interchanges, cycling and pedestrian networks, public transport routes and a high frequency rapid transit route.

The strategic transport initiatives form part of a parallel project – Supporting Growth. More information can be found at

[www.supportinggrowth.govt.nz/have-your-say/north-auckland/](http://www.supportinggrowth.govt.nz/have-your-say/north-auckland/)

## **Social infrastructure – e.g. schools, libraries, halls etc**

When the wider Future Urban Zone has structure plans prepared (through a separate process at a later date) and which will include residential development, these facilities will be included in the planning. It is unlikely that social infrastructure will be located in the industrial area as such facilities would impact on the ability of industry to go about its business, and these social facilities would be affected by the effects of industrial activity e.g. noise, traffic etc

## **The difference between the Heavy Industry Zone and Light Industry Zone**

- There is little difference in the types of industries that can occur in the Heavy Industry zone compared with the Light Industry zone.
- The main difference between the zones is that in the Light Industry zone a much wider range of non-industrial activities can occur. These extra activities are often more sensitive to the effects of industry (eg childcare centres).
- In the Heavy Industry zone these extra activities are either excluded or more strongly controlled (for example non-complying in the Heavy Industry zone and permitted in the Light Industry zone).
- Therefore, in the Heavy Industry zone various forms of industry can operate without being constrained by having to avoid adverse effects on more sensitive non-industrial activities (reverse sensitivity effects).
- In the Heavy Industrial zone larger sites are required in the subdivision rules.

Note - Please refer to the Auckland Unitary Plan Operative in Part for the full details of the zone provisions, which can be found on the Council's website:

[http://www.unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan\\_Print](http://www.unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan_Print)

### **Information available now**

Visit [aucklandcouncil.govt.nz/have-your-say](http://aucklandcouncil.govt.nz/have-your-say) to read through the Draft Structure Plan, associated technical reports, and the Engagement Summary (April 2018) report.

For further information you can contact the project team at

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