



# Information Point

## Draft Silverdale West Dairy Flat Industrial Area Structure Plan

### Why the Structure Plan staging is different to the Future Urban Land Supply Strategy

- The proposed draft structure plan contains a more refined programme for the rezoning of the land than the Future Urban Land Supply Strategy (FULSS) and looks in more detail at the timing of providing infrastructure.
- The FULSS was a high level assessment of infrastructure needs and indicates that more detailed planning is needed through structure planning and bulk infrastructure planning and states (pg8):

*The analysis done for this strategy is of sufficient scale and specificity to broadly determine bulk infrastructure requirements... **more detailed planning of these areas through structure planning, and bulk infrastructure planning** ..... are two parallel and inter-dependent processes to get land ready for development. **This is the approach taken to determine the programme of sequencing and timing** [emphasis added].*

- The FULSS acknowledges that structure planning will determine what the appropriate staging and time frames of subsequent plan changes will be, having regard to the efficient and logical roll out of infrastructure (pg 10):

*...structure plans will determine the appropriate staging and timeframes of subsequent plan changes ....to ensure the efficient and logical roll out of local infrastructure to these areas. Staging .... will generally follow the sequence and timeframes identified in the Future Urban Land Supply Strategy, **unless an alternative staging is considered appropriate through the structure planning process** [emphasis added].*

- The proposed draft Structure Plan staging takes account of the direction given in the Auckland Regional Policy Statement which seeks to ensure that sufficient land is zoned to accommodate a minimum of seven years projected growth in terms of industrial land demand (Policy B2.2.2 (1)). Stage 1 of the structure plan identifies 80ha of land which is 18 years projected growth (2020 to 2038).
- The Structure Plan guidelines in Appendix 1 of the Auckland Unitary Plan also set out a number of matters to identify, investigate and address relating to staging including:
  - (2) *The phases and timing for the staged release of greenfield land...., in coordination with infrastructure.*
- Section 4.13 of the draft structure plan sets out the more refined proposed staging plan and explains the demand for industrial land and the infrastructure required to service the stages.