

April  
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# Frequently asked questions

## Silverdale West Dairy Flat Business Area Structure Plan



### What is a structure plan?

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

### Why is a structure plan 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 Business Area identified in the council's Future Urban Land Supply Strategy 2017 (FULSS). In the FULSS, the Silverdale West Dairy Flat Business 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.

### What is 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 are being incorporated into the creation of a draft structure plan. The draft structure plan is then consulted on, with further technical and public input on the draft plan helping to create the final Silverdale West Dairy Flat Business Area Structure Plan. The final structure plan is adopted by the council's Planning Committee.

### What is the timeline?

Consultation on the Background Report, which identifies constraints and opportunities on the land, was open from Monday 11 December 2017 until Friday 23 February 2018. The draft structure plan is anticipated to be available to view and comment on in late-2018, with a final structure plan expected to be adopted late 2018. An Auckland Council initiated plan change will then follow.

## What is 'business'?

'Business' in this context refers to activity that:

- is generally light industry or heavy industry in land use
- generally needs large flat sites
- is not able to locate in centres

The Silverdale West Dairy Flat Business Area Structure Plan will become the basis for an Auckland Council initiated plan change to apply zones enabling urban development (primarily business) to those parts of the study area identified in the structure plan as being able to be developed first.

## Will there be a wide range of business activity provided?

The structure plan area is specifically focused on the provision of industrial activity. Other forms of business land will be provided when the rest of the Silverdale Wainui Dairy Flat Future Urban zone is structure planned in the future through a separate process.

Structure planning for the wider area at a later date will include a significant town centre in the southern Dairy Flat area which will provide opportunities for retail and office development. There is also likely to be general business areas which will allow a wider range of business activity including large format retailing. Local and neighbourhood centres will be scattered throughout the residential area to provide local day to day needs such as cafes, restaurants etc.

When the whole Silverdale Wainui Dairy Flat Future Urban zone area is developed there will be a range of business land provided to service the new residential communities.

## Why can't the area be kept rural?

The decision has already been made that the wider Silverdale Wainui Dairy Flat area will be developed for urban purposes. In 2012 the Auckland Plan identified the area for possible future growth and following that further research

for the Unitary Plan clarified the area needed to accommodate growth. This growth area was included within the Rural Urban Boundary (RUB) and zoned Future Urban as part of the Unitary Plan hearing process. This culminated in the RUB and the Future Urban zone in the Silverdale Wainui Dairy Flat area becoming operative in 2016.

## Will there be social infrastructure such as schools, libraries, halls etc provided?

Yes these will be provided but in association with the development of the rest of Future Urban Zone that will be residential (through a separate process at a later date). It is unlikely that these would be located in the industrial zone as they would impact on the ability of the industry to go about its business and would be affected by the effects of the industrial activity e.g. noise, traffic etc

## Will additional transport capacity be provided including public transport cycling and walking?

Yes. The Supporting Growth project identified additional transport infrastructure that will be required including a busway extending north from Albany to Grand Drive, a high frequency bus route connecting Orewa and Silverdale with the busway network, increased State Highway 1 capacity, Penlink, upgraded Dairy Flat Highway and East Coast Road, and new north/south and east/west arterial roads through the study area. This will be further refined through the Integrated Transport Assessment that will be prepared as part of the structure plan process.

## What information is available now?

Visit [shapeauckland.co.nz](http://shapeauckland.co.nz) to read through the Background Report and associated technical reports, and the Engagement Summary (April 2018) report.

*For further information you can contact the project team at [silverdaledairyflat@aucklandcouncil.govt.nz](mailto:silverdaledairyflat@aucklandcouncil.govt.nz), or call 09 301 0101.*

