

May 2020

Silverdale West Dairy Flat Industrial Area Structure Plan

On 30 April 2020 the council adopted the Silverdale West Dairy Flat Industrial Area Structure Plan.

This pamphlet summarises the key changes to the structure plan.

The adopted structure plan is available online at the following link:
www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans.

A report can also be found at this link which outlines the council's response to feedback that was received on the draft structure plan last year. The report is titled 'Silverdale West Dairy Flat Industrial Area Structure Plan Response to feedback on the Draft Structure Plan 2020'.

Following the close of the feedback period, further work was carried out by Watercare in relation to water and wastewater servicing and we engaged an engineering and land development consultant to investigate the developability of the Silverdale West part of the structure plan area.

The adopted structure plan is shown in Figure 1 (please find a larger version at the above link).

Key changes

The key changes to the structure plan in response to feedback received, and the conclusions of the further work and investigations, include:

- Further, more detailed explanation of the rationale for industrial land use in the structure plan area. There is also added reference to other types of business land that will be provided later in the wider Dairy Flat Future Urban zone to the south.
- Further explanation of the rationale for heavy industry as it is still important that the structure plan flags the opportunity now for heavy industrial land in the future. However, a statement has been added that acknowledges that it is difficult to predict the mix of industrial land needed in 20 years' time and that before a decision is made on the appropriate zoning, the need for land for heavy industry will be reassessed prior to the plan change required to rezone the land in Stage 2 (2038 – 2048).
- Further explanation about the need for staging to reflect the likely demand for industrial land and the timing and costs of providing infrastructure. This includes a qualification about reviewing the staging prior to future plan changes. An explanation as to how the staging differs from the Future Urban Land Supply Strategy is also included.

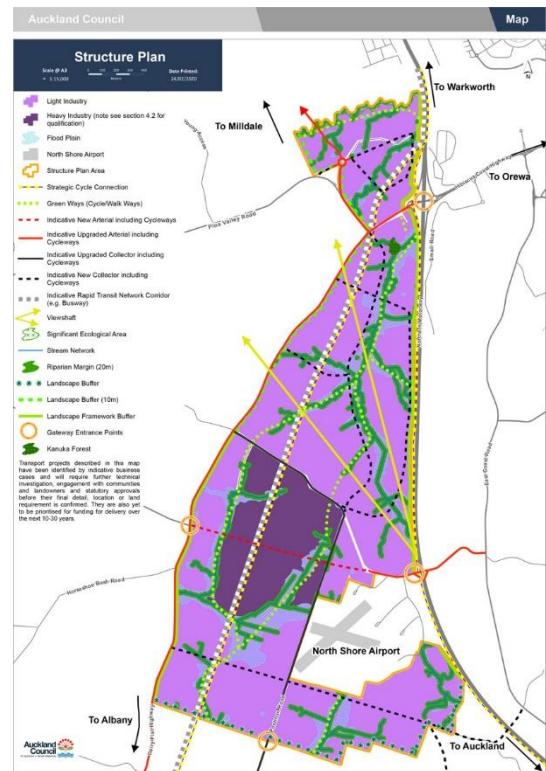


Figure 1: Adopted structure plan

- Amendments to reflect the changes to the water and wastewater network and the timing of the construction of parts of the network. Water will now be provided from the watermain in Milldale across the new Highgate Bridge through Milldale and across the new Weiti Bridge and along the Argent Lane/Pine Valley Road extension to Dairy Flat Highway. Wastewater will also be provided to the structure plan area across the Weiti Bridge and along the Pine Valley Road realignment to Dairy Flat Highway (see Figure 2).

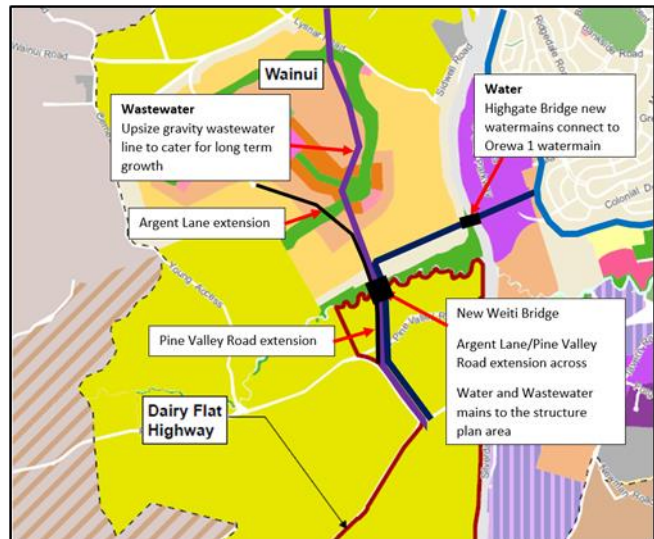


Figure 2: Water and wastewater network update

- Amendments to the roading network to realign the arterial road connecting Pine Valley Road with Argent Lane being constructed to connect to the Milldale Development (see Figure 3)

- Amendments from the engineering investigation which shows that, using typical land development techniques, it is possible to achieve acceptable gradients for roading and flat building platforms suitable for light industrial activities in the Silverdale West part of the structure plan area.

- Addition of high-level infrastructure costs to demonstrate the large scale of the costs involved. The costs to provide water, wastewater, stormwater and transport infrastructure are of the order of \$829 million – \$989 million (2019). This does not include local infrastructure costs that would be funded by developers. They also do not include the cost of the Rapid Transit Network which is estimated to be in the range of \$1.03 billion to \$1.29 billion to construct to the whole of the Wainui Silverdale Dairy Flat Future Urban zone.



Figure 3 Roding network update

- Addition of a section on the impacts of the structure plan outcomes and the proposed land use on climate change.

- A minor amendment to the structure plan area boundary, and thus the boundary of the light industry zone, to move it slightly to the east to reflect the realignment of Pine Valley Road, currently under construction (see Figure 3).

Next steps

The council will prepare a plan change to rezone the land in Stage 1 light industry. This work is starting now, but until the impacts of the Covid 19 situation are clearer we are uncertain about when this may be publicly notified under the Resource Management Act 1991 for submissions.