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# Development Strategy for Rural Areas of Greater Auckland\_

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**Auckland  
Council**  
Tā Kaitiaki o Tāmaki Makaurau

These papers are a summary of technical work undertaken to assist with the preparation of the draft Auckland Plan. They are one input informing the draft Auckland Plan.

# Development Strategy for Rural Areas of Greater Auckland

Auckland Plan Technical Research 2011



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# Development Strategy for Rural Areas in Greater Auckland

## Contents

- 1.0 Introduction.....
- 2.0 The role of Auckland’s rural areas.....
- 3.0 Values, character, and landscapes of rural areas.....
- 4.0 Rural settlements, rural living and rural communities.....
- 5.0 Subdivision and development in rural areas.....
- 6.0 Rural production systems.....
- 7.0 Mapping rural environments.....
- 8.0 Auckland Unleashed and Summary Feedback.....
- 9.0 Legislation.....







### 3.0 Values, character, and landscapes of rural areas

Rural character is the combination of qualities which make an area appear rural rather than urban, such as the dominance of natural vegetation or primary production regimes in the landscape and the absence or subservience of man made structures other than those related to primary production. The many different things that are appreciated about Auckland's rural areas can be enhanced by positive change or eroded by insensitive development and inappropriate subdivision.

**Strategic Direction: protect the essential character and values of rural areas.**

Expectation – that the intrinsic character of individual rural and coastal areas settlements and landscapes will change and evolve, but will be protected from development and subdivision activities likely to harm or diminish them, including activities that have adverse effects collectively and over time.

Direction – Maintain and enhance the distinct rural character of Auckland's rural landscapes and settlements while providing for activities, infrastructure and services that depend on their rural

location, serve the rural community and support the rural economy and protect its values.

**Explanation and Reasons**

A key aspect of the world class environmental setting of Auckland is its rural areas with its mixture of working and natural forest landscapes, wild west coast, indented east coast and varied terrain from steep erosion prone hills to fertile flood plains and shallow harbours. Pastoral farming and commercial forestry dominate large areas with horticulture and lifestyle blocks clustered around the urban fringes rural settlements and across the landscape. Many rural areas are still working environments with noise, smells, dust, extraction industries forming part of its fabric.

Large signs, buildings on ridgelines, and the proliferation of buildings and associated residential clutter, vegetation clearance, over engineered roads and intersections have all been highlighted as impacting on rural character in a number of studies (ARC Stephen Brown Environments Boffa Miskell 09, and LA4 O'Connor Planning 09).

## 4.0 Rural settlements, rural living and rural communities

The system of settlements in rural areas, from large satellite towns to the smallest villages, individual farming enterprises and low-density residential development are each highly valued as home to existing communities who cherish their way of life and the rural character of their area. The role of rural communities and settlements are an important component of Auckland's future that need to be provided for.

### Strategic Policy: rural settlement and communities

Directive 3.1 Provide for a range of different rural settlements and area functions and plan how to assist rural communities accordingly.

#### Explanation and Reasons

Rural areas each have future needs for good infrastructure and transport that improves accessibility for people and the local economy. Water supply and wastewater disposal are normally the biggest constraints on growth in rural settlements but both soft and hard infrastructure (ie. social infrastructure and utilities) are required to build strong cohesive communities. In a future that is likely to involve highly contested public funds, the economics of providing new water infrastructure and rapid transport systems to service the normally modest growth aspirations that communities have for rural settlements will challenge efforts to ensure the development of the region addresses the needs and potential of rural settlements.

Infrastructure network upgrades underway, or committed to by infrastructure providers are based on long standing planning, sequencing and prioritisation and there are major risks of stranding or disrupting costly network assets if decision making about the location and timing of growth is in any way erratic.

This issue is assisted by developing an understanding of the role and function of rural and coastal settlements at a broad level. This doesn't mean picking winners and spurning losers, rather it will help Council understand likely threats, constraints and opportunities and respond in a coordinated way in prioritising and allocating funding and planning resources.

#### Implementation Actions

##### Action 3.1.1

Further develop the identification and intervention and policy framework around the following functional classification elements:

- Satellite Centres
- Rural and Coastal Settlements

- Rural and Coastal Villages

##### Action 3.1.2

Develop a regulatory framework with an appropriate tailored set of regulatory responses to varying or shared objectives and issues in the following broad rural environment types through the unitary plan:

- Rural Production Environments
- Rural Living Environments
- Mixed Rural Environments
- Coastal Edge Environments
- Island Environments
- Upland Environments

### Strategic Policy: acknowledge sub-regional differences.

Directive 3.2 Plan for utility, social and community infrastructure, facilities, economic development initiatives and population growth in rural areas at an appropriate scale matching relevant communities of interest

#### Explanation and Reasons

The different histories and current and future functioning of rural areas and communities are important considerations and addressing the different aspirations and qualities of different places needs to be balanced with the advantages of providing simple consistent policies across rural areas. The special considerations of the Hauraki Gulf Islands, Waitakere and Hunua Ranges are spelt out in detailed legislation and need to be given effect to. Planning and environmental initiatives are often best considered at the water catchment scale, whereas service and community infrastructure considerations like playing fields and economic development initiatives are best planned and delivered for established communities of interest which don't always follow the same lines.

#### Implementation Actions

##### Action 3.1.1

Look at the delivery of Council infrastructure and planning initiatives in relation to the four wellbeings (economic, environmental, social and cultural) at the local board, catchment, or local area at a sufficiently fine scale as appropriate to the issue. Local areas include the following:

- *North Auckland* from Taporā, Port Albert, Te Hana, Wellsford, to Makarau, Ahuroa and Glorit.
- *South Kaipara Harbour* from South Head to Parakai to Woodhill to Helensville and Kaukapakapa.
- *West Coast* from Whatipu including Karekare, Piha, Anawhata, *North East Coast* from Te Arai to Waiwera including Pakiri, Leigh, Point

- Wells, Warkworth, Matakana, Omaha, Snells, Algies, Sandspit, Mahurangi and Puhoi
- *Waitakere Foothills* from Bethells, Swanson, Waitakere, Taupaki, to Titirangi and Langholm
- *Kumeu River* from Muriwai Beach, to Waimauku to Riverhead including Huapai, and Kumeu.
- *Okura River* from Stillwater to Dairy Flat to Coatesville to Paremoremo, to the edge of Long Bay including Albany heights.
- *South Manukau* from Karaka to Clarks Beach to Glenbrook to Runciman including Seagrove, Kingseat, Elletts Beach and Te Hihi.
- *Hunua Foothills* from Kawakawa Bay to Orere to Hunua to Ararimu and Ponga.

- *Whitford* from Beachlands to Ardmore including Whitford, Brookby, Clevedon, Pine Harbour and Maraetai.
- *Pukekohe* from Ramarama to Paerata to Mauku to Pukeoware to Puni to Buckland and to Bombay.
- *Awhitu Peninsula* from Waiuku to Big Bay including Grahams Beach, Awhitu Central Taurangaruru, Pollock, Kohekohe and TeToro.

#### Action 3.1.3

Develop integrated strategies for landuse and water management at a catchment or sub catchment scale.

## 4.2 Growth of rural towns and villages

The Auckland Plan focuses plans for substantial growth in the six rural satellite towns of Helensville, Kumeu, Warkworth, Wellsford, Waiuku and Pukekohe. It is recommended that the aspirations of other centres to grow and diversify should be assessed against the following policy criteria:

### Strategic Policy: Appropriate Growth of Rural Centres and Villages

3.2.1 Expectation: Expansion of rural centres and villages is focused on existing satellites with some limited growth in rural settlements and appropriate and diverse rural villages.

3.2.2 Directive: A new area for growth must:

- protect areas of environmental significance (i.e. not be located with “no go” areas).
- form a circular or orderly and contiguous connection with the existing rural settlement.
- be able to efficiently connect to existing physical infrastructure or be serviced by new infrastructure
- not affect areas prone to the impact of natural hazards (eg flooding, land instability) and areas which if urbanized are likely to induce flooding or instability elsewhere are avoided.
- avoid or mitigate conflicts or incompatibilities between adjoining land uses to ensure that existing activities are able to continue
- avoid environmental impacts and offer a range of environmental enhancements
- be able to be serviced with public transport as development is progressed where it is available.

3.2.3 Directive: Detailed and public structure planning processes appropriate to the scale and implications of the development are completed to address issues with growing rural satellites, settlements and villages before new development capacity is released.

### Explanation and reasons

Inherited strategy documents and rural local boards have expressed a preference to see development in rural areas focused in towns, settlements and villages. This is an attractive approach where existing settlements already have a range of amenities and facilities like schools, halls, sports and recreation facilities and particularly so, where the area has accessible work and play opportunities or access to a rapid transit system.

Numerous rural satellites, settlements and villages have features that make them suitable for providing for growth. Apart from obvious factors such as attractive surroundings and available and affordable land, many have long varied histories, strong communities, well developed existing civic and utility structures such as water infrastructure and a range of functions such as rural service provision, tourism and retirement activity.

Equally, many rural settlements have significant limitations such as lack of employment and educational opportunities (and the social and environmental costs of long commute lifestyles this promotes), the sometimes prohibitive costs of providing stand alone water and wastewater systems, as well as a tendency to be located within sensitive



environments and areas with potential flooding, instability or liquefaction problems. Commuter communities in outlying areas are likely to be particularly vulnerable to future rises in fuel prices which makes them less sustainable growth areas than locations able to be serviced by public transport. Addressing these constraints together with the need to protect the character of rural areas will mean that only modest growth is appropriate in some settlements. On-site effluent disposal can be used to achieve concentrations of populations around village nodes but such growth will have to be strictly limited in order to avoid adverse effects from concentrations of on site effluent systems.

Constraints and opportunities have been studied extensively in inherited strategy documents such as Essentially Waiheke 2000, the Franklin District Growth Strategy 2004 and 2009 updated growth data, Planning Rodney and the 2009 Planning Rodney Support Document, the Rodney District Rural Strategy 2010 and the Rodney Rural Strategy Draft Background Issues Discussion Paper 2010, the Beachlands Study and associated technical works 2006, Whitford Study and technical works 2004, the Interim Manukau Rural Strategy 2006, the Beachlands Sustainable Development Plan 2008, Clevedon Village Sustainable Development Plan 2010, Towards 2060 (2010), Local Area Plans for Oratia, Waiatarua, and Henderson Valley/Opanuku and others. As the initial Auckland Plan is a direction setting rather than all encompassing detailed strategy it makes sense that these strategies should be followed where no policies within the adopted Auckland Plan or compelling new evidence or circumstances require changes.

Providing for growth in satellites, settlements and villages rather than through subdivision of rural land will assist to contain development, enhance transport networks and maintain the country look and feel of rural areas, the quality of rural and coastal towns and the character of rural villages. A summary of the data compiled to consider the capacity of rural centres for growth is attached as Appendix 1 to this document.

### **Implementation Actions**

#### **Action 3.3.1**

Review existing strategies providing for growth of rural towns and villages for consistency with the Auckland Plan together with updated information about feasibility of infrastructure commitments, new circumstances and amend and implement the strategies accordingly.

### 4.3 Classification of Rural Centres

Rural centres are classified and defined according to their existing and future role and function as part of a network of rural centres around Auckland. The classifications differentiate between centres that can be relatively self contained in terms of employment, education, recreation and entertainment, differences in infrastructure and environmental constraints on growth, the suitability of their amenities and services to support future growth, the cost effectiveness of building on or providing services and facilities, and are not just about their current size.

The proposed classification also reflects the intention to encourage integration of transport service provision with new and existing land development, which also

means focussing growth planning in areas with potential for rapid transport and alternative modes. It also reflects an intention to share the benefits of growth around the region in response to known social and economic issues.

Many smaller villages and hamlets are not classified because of the likelihood they will play a limited role in accommodating future growth and development, but this does not mean they don't have important service requirements which need to be addressed. It is based on available information but may change following more detailed consideration and as circumstances change.

Satellites	Rural and Coastal Settlements	Rural and Coastal Villages	
Helensville	Beachlands Pine Harbour	Ardmore	Orua Bay
Kumeu Huapai	Clarks Waiau Beach	Ararimu	Parakai
Pukekohe	Karaka South	Bombay	Parau
Waiuku	Kingseat	Brookby	Patumahoe*
Wellsford	Oneroa	Buckland*	Piha
Warkworth	Ostend	Claris	Point Wells*
	Riverhead	Clevedon*	Orere Point
	Snells Beach Algies Bay	Coatesville	Palm Beach
	Titirangi	Dairy Flat	Paremoremo
	Whenuapai	Glenbrook Beach	Puhoi*
		Grahems Beach	Sandspit
		Herald Island	Scotts Landing
		Huia	Surfdale
		Hunua	Stillwater
		Kaipara Flats*	Te Hana
		Karaka	Tomarata
		Kaukapakapa	Taupaki
		Kawakawa Bay*	Wainui
		Laingholm	Waitakere
		Leigh	Waiau Pa
		Maraetai*	Waimauku*
		Matakana*	Weiti*
		Muriwai	Waiwera
		Omaha	Whangateau
		Omiha	Whitford*
		Onetangi	Woodhill

\*These village centres have proposals for growth and development in various stages of planning and implementation subject to infrastructure provision and other constraints.

## Satellite Towns

### Description

Satellite Towns - urban settlements of varying sizes with a rural setting outside Auckland's main urban area. They are significant in terms of servicing a wide rural catchment or because they are linked to the urban area by good transport routes and services. They provide a pool of residential and employment opportunities with scope to accommodate additional residential and employment growth for the wider local area, subject to the appropriate infrastructure being in place. These areas are the focus of future growth in rural areas.

### Intervention Approach\*

These areas are likely to be the focus of future growth planning for rural areas which will determine how and when they should grow and resolve:

- aligning zoning and infrastructure plans to meet growth potential
- scheduling the provision of timely and cost effective service infrastructure as well as social and recreational infrastructure
- protecting historic cultural and lifestyle values
- environmental and natural hazard constraints
- achieving quality urban design.

## Rural and Coastal Settlements

### Description

Settlements in this classification vary in size and many are coastal. Some growth is anticipated in these settlements and most will remain residential in nature with services that support a lifestyle choice, some are likely to become more mixed, diverse and provide a range of services to their surrounding area and compliment residential living with facilities and amenities such as schools, shops attractions and some employment.

### Intervention Approach

They are likely to be considered for locally appropriate future growth which will determine how much and where they should or shouldn't grow by:

- ensuring service and social infrastructure can be provided in a cost effective way without affecting other priorities,
- containing development within clearly defined limits and promoting quality urban design.
- limiting growth in settlements that have significant natural hazard and infrastructure constraints, sensitive coastal environments and natural settings.

## Rural and Coastal Villages

### Description

These villages of varying sizes are not a focus for significant growth and any growth must be considered carefully. They provide for dormitory residential, rural residential, holiday and retirement living on varying scales with some "low key" service or tourist development and functions.

### Intervention Approach\*

Villages located in sensitive natural settings with poor accessibility and constrained infrastructure have limited potential to assimilate significant residential, business and employment growth without affecting the qualities that make them special and growth in these areas should not include businesses and services that would otherwise reinforce more diverse centres. They are unlikely to be serviced for water or wastewater services unless there are significant issues with un-serviced development or existing.

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The issues listed in the various intervention approaches will be relevant for a number of different rural settlement types but some are particularly relevant for certain categories.

Evidence traversed to develop the above classification focuses on planning and research from previous Council's including plan change and structure planning documents and associated research such as Essentially Waiheke 2000, the Franklin District Growth Strategy and 2009 updated growth data, Planning Rodney and the Planning Rodney Support Document from 2009, the Rodney District Rural Strategy 2010 and the Rodney Rural Strategy Draft Background Issues Discussion Paper 2010, Clevedon Community Advocacy Plan, Beachlands Study and associated technical works 2006, Whitford Study and technical works 2004, Interim Manukau Rural Strategy 2006, Beachlands Sustainable Development Plan 2008, Towards 2060 (2010), Local Area Plans for Oratia, Waiatarua, and Henderson Valley/Opanuku.

It looked at population and economic trend data, the existence (or absence) of residential and business zones, schools, business and rural services, a range of amenities, potential for local employment rapid transport and public transport access and other attractiveness factors as well as known limitations in infrastructure and environmental constraints.

Analysis of infrastructure issues with rural settlements consistently raised the challenge of growth in rural settlements being problematic in terms of the lack of infrastructure capacity in rural settlements, the huge cost of providing water infrastructure in remote locations with either stand alone facilities or piping services to outlying areas for relatively small numbers of new sites, and the environmental pollution problems with large numbers of individual on-site wastewater systems in many of these areas.

It has not been practical to determine how the balancing of constraint issues, with the need to distribute a portion of Auckland's growth around the region and absorb some of the pressure for rural settlement that leads to proliferation of lifestyle blocks and the associated loss of its productive potential, in a definitive way. While the classification is intended to provide direction, the detail of how the spending to implement such decisions should be prioritised, sequenced and implemented is still being developed.





## 5.0 Subdivision and development in rural areas

Rural populations in Auckland (including rural towns and settlements) have grown at a rate of 7,500 people per year over the last 2 census periods making up 27% of Auckland’s 28,000 annual population increase (Growing Smarter 2007, p.28). There are many reasons for the extent of this growth in rural areas including the desirability of living in a spacious and relatively tranquil rural setting, the desire to live in or adjoining a bush environment, a lack of readily available, timely, affordable and attractive development capacity in urban areas

Many of the changes this growth brings are welcome such as increasing Auckland’s range of lifestyle choices, the protection of many small ecological areas of bush in exchange for subdivision rights and growing roles in rural schools. Some areas have become more cared for, full of trees and more affluent. It also has a down side such as extensive lengthy commutes and vehicle trip generation in rural areas, widely dispersed “suburbanisation” of rural landscapes and impacts on the viability of rural production. Addressing the long term consequences of the proliferation of subdivision and development activity across rural areas and its affects is of fundamental importance.

### Strategic Direction: Subdivision and development in rural areas

5.1.1 Expectation: That the resources of rural areas are protected from inappropriate subdivision, use and development and that rural lifestyle development is largely confined to countryside living zones, areas adjoining suitable rural and coastal villages and the large pool of existing rural sites.

5.1.2 Directive: Opportunities for small lot subdivision in remote and sensitive locations should be reduced and capacity to develop should be transferred to

countryside living zones or suitable areas adjoining rural and coastal villages through transfer of development rights.

### Explanation and Reasons

More than just lines on a plan, each rural subdivision creates a set of entitlements and expectations to build access roads and buildings and expectations the land will be protected from the effects of activities on neighbouring sites (sometimes leading to rural production activities being driven away). Collectively and over time, subdivisions facilitate developments which change the speed and impact of water in a catchment, pollute water bodies through inadequate on-site effluent disposal systems, and inflate the value and therefore the rates of adjoining properties making rural production less viable.

Putting together the comprehensive site by site data recorded and compiled by Property IQ (formerly QV) for setting council rates shows that lifestyle blocks grew in total area by more than 25,000 ha between 1996 and 2010. Depending on your views about the effects of this change, this evidence suggests that rural expansion is just as significant an issue, as urban expansion.

While the Property IQ data used in this paper is not compiled for the purpose of analysing land use changes it contains land use records for all rated properties and its comprehensiveness and consistent capture methodology make it a valid source of evidence.

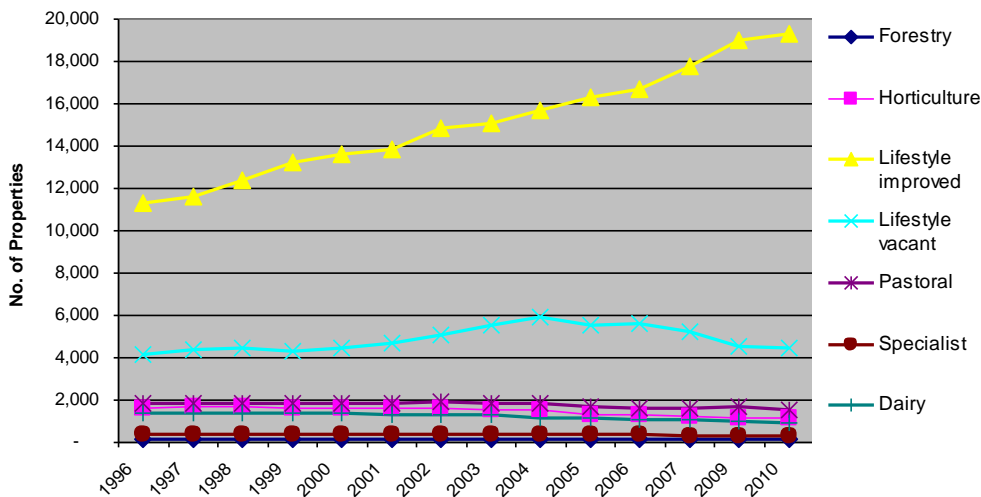
### What this means for the Region

As outlined above, growth in rural areas can bring about positive changes but can also undermine the things that make rural areas great places to live in,

work in and to visit and detract from the quality of the landscape around Auckland. Rural areas shouldn’t be frozen in time but too many houses, accessory buildings, access roads, washing lines and other development clutter can ruin rural landscapes.

There is no magic site size for economically viable ongoing productive land use but research suggests that there is a preponderance of small sites in the Auckland Region (see Appendix 3) and that small site sizes fragment rural land making

Number of Rural Properties by Valuation Categories  
Auckland Region Wide, 1996 - 2010



it unsuitable and over-capitalised for productive use. It can also significantly increase maintenance costs and traffic issues on roads designed for low volumes of vehicles.

Evidence shows that the number of vehicle trips generated by rural sites in Auckland is almost identical to that of urban sites and that rural trips are significantly longer both of which have significant implications for managing commuting and providing for transport demand. The average trip distance for rural areas is around 10 kms while urban areas have an average trip distance of around 6.7 kms (52% lower). Rural households generate the same number of trips per day (8.76) as urban properties (8.92) (Transport Planning Solutions 2009, p.4-6).

The maps overleaf show the wide distribution of rural settlement under current approaches to subdivision over all parts of the rural area other than on public land and forestry blocks over a 14 year period.

Seeking to continue to meet such demand into the future is likely to prejudice objectives for both rural and urban areas and is contrary to the Auckland Plan.

High levels of development in Auckland's rural periphery areas is putting significant constraints on the supply of low cost, flat, easily serviced and accessible land which cities need to grow. Feedback from developers is that the best land for growing food is also prized as the best land for greenfield development and in many cases for countryside living in terms of the practicalities and cost of developing it.

An important component of the strategy responding to these issues is embracing the potential for rural and coastal settlements and villages to provide a certain amount of capacity to meet demand for rural living outside of serviced urban areas. This is an alternative to the proliferation of subdivision in the wider rural and coastal areas and is a way of maximising the lifestyle choices and benefits of Auckland's rural areas.

### Building Consents for New Dwellings Across the Region – 1996-2010 Hotspot Analysis

#### Implementation Actions

##### Action 5.2.1

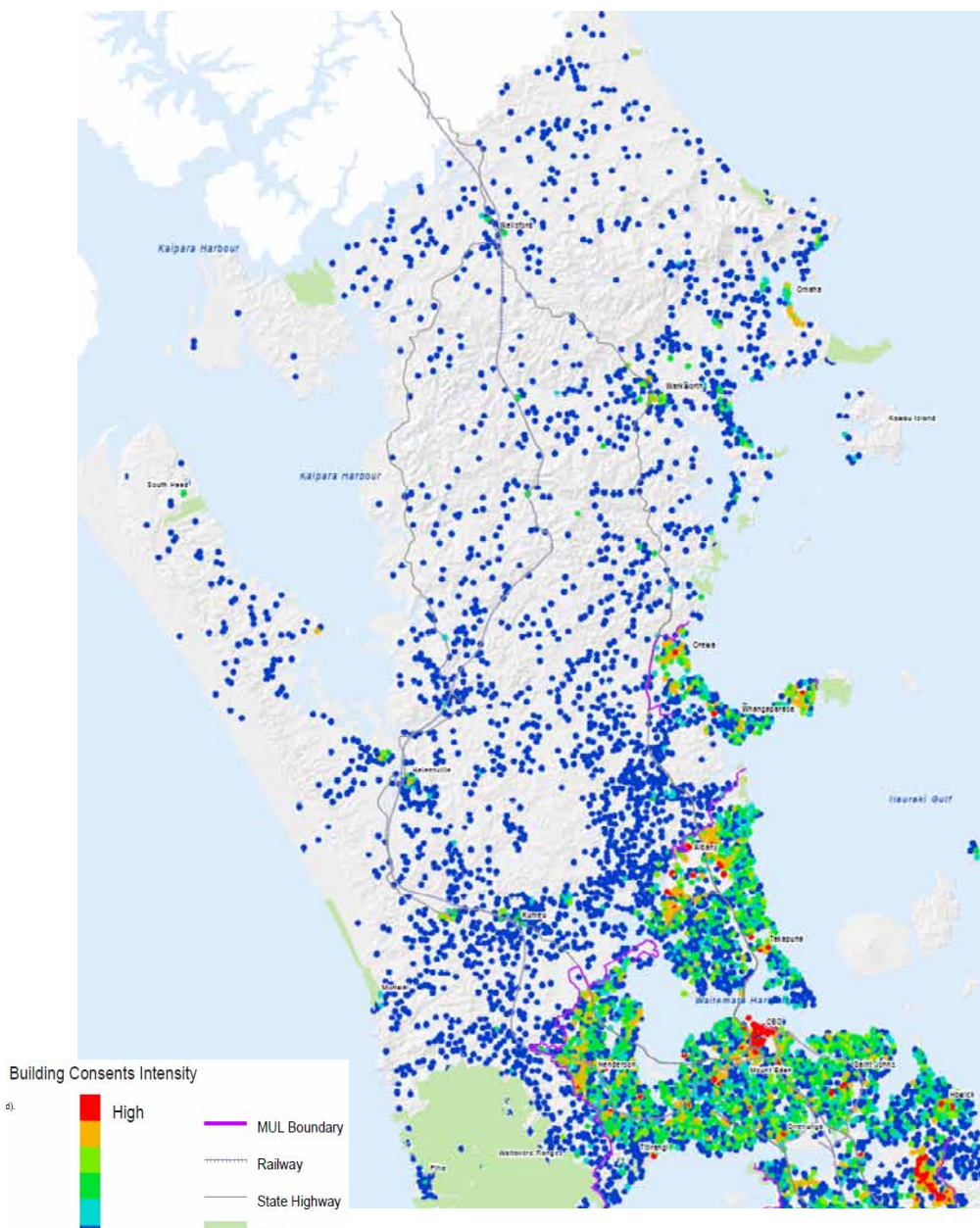
- Constrain rural subdivision opportunities where they are likely to bring only marginal environmental benefits, and where development is likely to impact on the values and qualities of that environment.

##### Action 5.2.2

- Facilitate the transfer of development rights away from existing sites or subdivisions in more remote environmentally sensitive land and prime agricultural land by transferring them into Countryside Living areas or to suitable areas adjoining rural and coastal villages.

##### Action 5.2.3

- Provide for smaller sites adjoining rural and coastal settlements and villages that are determined through a structure plan or public plan change process to be a suitable focus for nodal development at a scale consistent with the

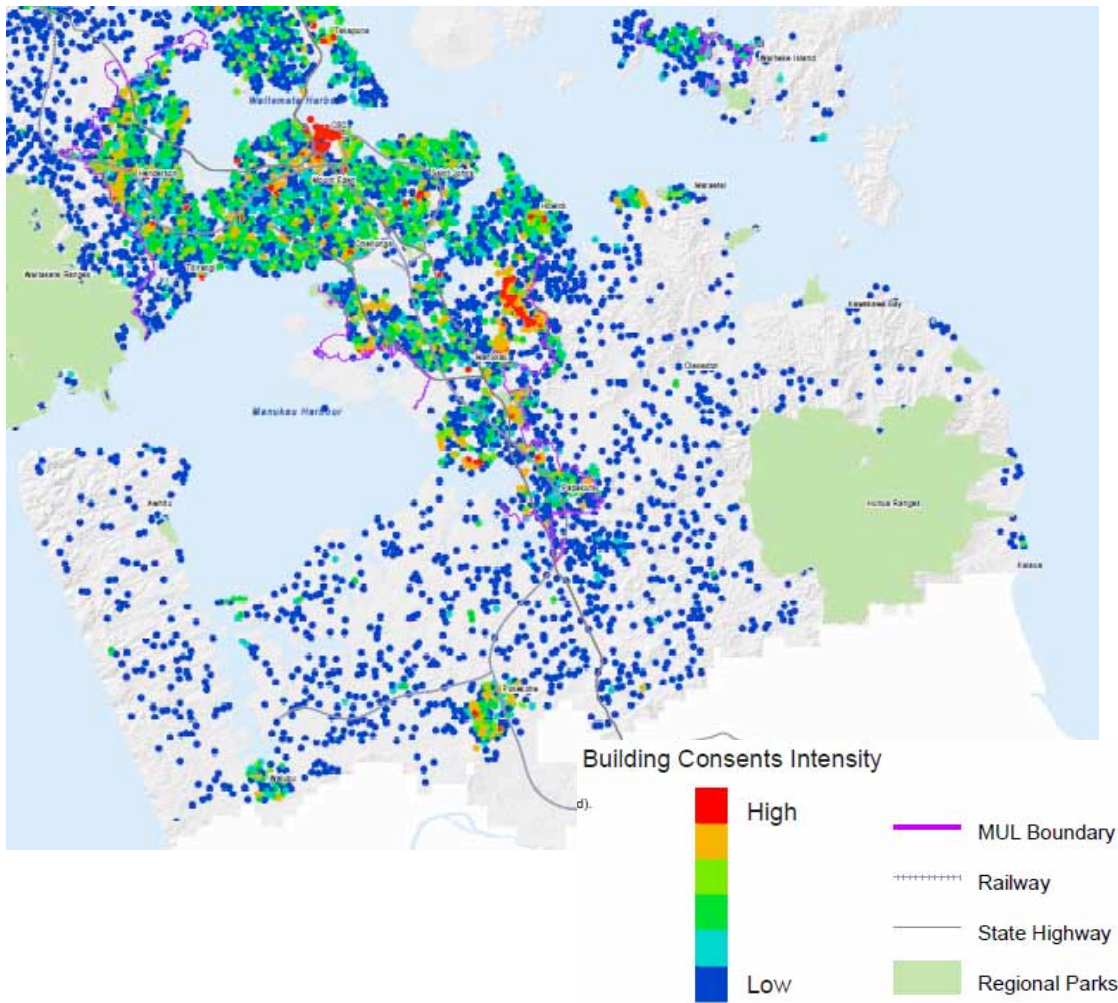




distinct character of rural and coastal areas and safeguarding rural resources and production systems, ecosystems, the natural character of coastal areas, and the degree to which growth can

be facilitated through the transfer of existing unused sites in more remote environmentally sensitive areas and on prime agricultural land.

**Building Consents for New Dwellings Across the Region – 1996-2010 Hotspot Analysis**



There are other ways of achieving conservation and environmental objectives for rural areas without subdivision such as this Natural Heritage Fund. (Planting day Tapu Bush Road 2007)



### 5.3 Environmental Protection Subdivision

Rural subdivision in Auckland is heavily regulated and this process is used to leverage permanent protection of areas of bush, wetland and planting of riparian areas and erosion prone land. Standards can be set to ensure protected areas are large enough and connected to other conservation features to provide viable habitats and achieve specific conservation objectives for catchments and ecological districts.

Public access along coastal areas and riparian edges can also be obtained through the subdivision of rural land and there is potential to secure bridle trail access and other strategic links through this mechanism.

Owners of undeveloped sites in remote, highly productive or environmentally sensitive locations with unused titles can be incentivised to extinguish these rights in-situ and transfer them to sites that are less sensitive to the impacts of rural settlement as well as to sites that are significantly less viable for productive use.

#### Strategic Direction: Targeted Environmental Protection Subdivision

5.3.1 Expectation: That significant natural areas are protected for their intrinsic values and not just to facilitate subdivision; that the protection and enhancement of highly valued natural resources through subdivision focuses on connecting and adding to networks of natural areas; that the benefits of new protected areas are likely to be realised in the short term and able to be maintained in perpetuity as part of comprehensive plans for management of the site.

5.3.2 Directive: Environmental protection subdivision opportunities should be limited to proposals that take a comprehensive approach to relevant land management and biodiversity features and issues on the site, achieve significant conservation and restoration objectives for their ecological district, catchment, an identified ecological/recreation corridor, or significant public access benefits.

#### Explanation and Reasons

There were over 6,000 individual covenanted areas of bush and wetland in the former Rodney District and Franklin District in June 2011, a clear majority of which are failing to meet the conditions of their legal covenants. New sources of weeds, pests, access roads, buildings and sometimes indifferent land management resulting from the development enabled by these subdivisions detract from the benefits of these protected areas.

Demand for countryside living in rural environments is separate from demand for more land for residential, business and other urban development and is notable as being reasonably consistent across economic cycles. Rural district plans in Auckland have many thousands of vacant and potential lots (under current subdivision rules in district plans) with more than 25 years of capacity to meet this demand (ARC Capacity for Growth Study 2006, p.25 and RDC Rural Capacity Report 2008, p.26). This is provided in the form of specific areas zoned for countryside living which still have some limited capacity, but is mainly from vacant sites and from bush and wetland protection subdivision incentives which are picked off individually in an ad-hoc manner.

There is a lot of debate about the logistics of this potential development actually happening and the potential for unfavourable outcomes for landscapes, transport, natural areas and other long term considerations if it were taken up. There is also debate as to whether such developments actually produce real ecological benefits over and above the tradeoffs from the resulting development. What is clear is that in taking a long term view, the Auckland Plan acknowledges that demand for rural living opportunities around Auckland is greater than can be met without permanently eroding the many interwoven values and goals for rural areas.

Managing rural areas appropriately over the long term does not mean creating an environment without people and rural lifestyle choices, but means trying to provide growth in areas and settlements that will sit well in their particular context and won't isolate their communities from work, education and services, and can be serviced and accessed in a cost effective, sustainable way.

#### Implementation actions

##### Action 5.4.1

Compile and maintain detailed records of subdivision types and outcomes including studying the enforceability of protection conditions and evaluating long term costs and benefits for biodiversity, water quality, transport and landscapes.

##### Action 5.4.2

Integrate any opportunities for environmental protection subdivision with integrated catchment management research and whole farm management plans.

## 5.5 Urban development in rural areas

A wide range of activities occur in the rural environment that are not related just to primary production. There is a need to provide flexibility for a broad range of land uses and opportunities in order to allow rural areas and settlements to be productive in innovative ways. This must however be balanced with the need to maintain the ability of the land to provide for rural production, landscape and natural character values, open space and indigenous biodiversity for current and future communities.

### **Strategic Direction: Balancing development with rural character**

5.5.1 Expectation – that rural areas contain a range of activities and enterprises that “fit” comfortably within their particular local rural context, compliment rural production activities and land and water management objectives.

5.5.2 Directive - Facilities and activities that primarily support urban residents should not be located in rural areas<sup>1</sup>.

5.5.3 Directive – Facilities and activities that require a rural location or that are associated with the rural resource should be supported in rural areas<sup>2</sup>.

### **Explanation and Reasons**

The rural environment is subject to growth pressures from urban expansion and non-rural activities seeking to locate in rural areas. Directing urban-type development into designated urban areas and rural and coastal villages helps to preserve vital ecosystems and economically productive lands and promotes the vitality of rural settlements.

Busy attractions, striking developments and successful management of rural areas are by no means mutually exclusive. At the same time Council cannot ignore the collective impacts of developments over time in making policy to protect local rural character and important landscapes. Appendix 2 shows the composition and distribution of businesses across rural areas of the Auckland Region. The message from this analysis is that Auckland’s rural areas are places of work and that this work is more diverse than land use mapping and visual impressions suggest. It also

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1 These could include urban schools and significant retailing and office developments.

2 Activities associated with a rural resource could be activities like restaurants and visitor activities attached to a vineyard, or accommodation in unique natural surrounds. Policy should however focus on ensuring only rural related activities locate in the rural environment and in potentially productive rural areas in particular.

highlights that certain areas have a distinctly mixed character in terms of land use activities while other areas are still dominated by agriculture related businesses.

### **Implementation Actions**

#### Action 5.6.1

Carry out regular research into the composition and trends in business and employment activities in rural areas.

#### Action 5.6.2

Make appropriate changes to statutory plans to address the high rate of change in Auckland’s rural areas and address the directives.

## 5.7 Urban Growth Management at the boundaries

Controlling urban land use activity on rural land beyond an urban growth boundary is one of a number of important methods for managing urban growth pressures.

### **Strategic Direction: Certain Urban Growth Boundaries**

5.7.1 Expectation – that intensity of land use will follow and reinforce the provision of infrastructure, amenities and residential growth in urban areas and rural and coastal settlements and avoid the adverse effects of ad hoc development.

5.7.2 Directive – Contain urban activities within the boundaries of urban areas and rural and coastal settlements while providing a sufficient supply of readily developable land for businesses and homes.

### **Explanation and Reasons**

Managing the boundaries of urban growth has three main purposes:

- to protect the environment and amenities of rural areas such as productive rural lands, open green spaces, natural coastal areas and areas with important biodiversity values while improving certainty about land use to encourage investment in productive uses.
- To align urban growth with infrastructure planning in an orderly and well considered manner and to increase the efficiency of public infrastructure and service provision such as transport and community infrastructure, open space and network utilities (OECD 2010).
- to control the extent of urban expansion and prevent urban areas from coalescing, encourage efficient use and re-use of land in urban areas and encourage accessible and varied urban neighbourhoods around a network of centres.

## 5.8 Managing Rural Gateways

A further policy tool to achieve the outcomes sought for rural areas is a strategic directive to protect significant rural gateways. Gateways are points or areas within a rural landscape that mark or encompass a shift between areas with high degrees of urban influence to areas with open greenbelt qualities. Gateways matter and need to be carefully and consistently managed because of their role in providing Auckland's sense of place.

### Strategic Direction: Maintaining Rural Gateways

5.8.1 Expectation – Key rural gateways will be protected from the effects of subdivision and development and activities that protect rural and natural character values will predominate.

5.8.2 Directive – Identify rural gateways and apply appropriate policies rules and/or incentives to provide for their maintenance and enhancement.

### Explanation and Reasons

A southern rural gateway comprising the steeper land west of the Wairoa River between Omana Beach and Clevedon including Clevedon forest linking to the Hunua forest park forms a logical eastern gateway to the city (see the Upland Environment in the Rural 1 Map in this report).

In the west, the area north of the Waitakere ranges from Bethels beach through to and including the Riverhead forest (excluding the growth areas around Kumeu and Huapai) forms a defensible eastern limit to the outward growth of the other end of the city.

In the north the Dome Valley forest and bush blocks north of Kaipara Flats extending through Dome Valley across to Leigh forms a northern terminus to the increasingly less production rural coast between Orewa in the south and Leigh.

Although the three gateways above are considered to be of strategic regional importance, other gateways around individual towns are very important within their own specific location. Rural land along the length of State Highway 1 plays an important function of defining the experience of rural Auckland for many visitors. Te Hana, the gateway to the Auckland region in the north, the road between Matakana and Warkworth and between Warkworth and Puhoi to the tunnels, between Lonely Track Road overbridge and Silverdale and between Bombay and Drury in the south and reaching the vines of Kumeu are other such locations. Preserving the character of rural land around important parks like Tawharanui Regional Park

will help preserve the enormous value of these places for the region.

These gateway areas are intended to complement and reinforce the extent to which the areas of countryside living between Riverhead and Stillwater including Coatesville already contain the outward growth of the city in the north and the intermittent areas of countryside living between Whitford and Ramarama contain the city to the east.

### Implementation Actions

#### Action 5.9.1

Encourage the further establishment of continuous linkages between natural areas and along the margins of lakes, rivers and the coastal marine area.

#### Action 5.9.2

Control the effects of buildings and signs in significant landscapes including avoiding or limiting new development in outstanding landscapes.

## 5.9 Other Rural Policy Tools

Other tools for protecting rural areas and encouraging rural production that could be considered include:

- Rural development agencies that purchase strategic rural land holdings and place covenants requiring land to be farmed and preventing future subdivision on the title before reselling the land
- Agriculture Enterprise Zones involving zoning designating areas to enable and stimulate the co-location of agricultural and uses and activities as industry clusters.
- Property tax (rates) exemptions involving qualification conditions that require no subdivision, rural related use or ag processing/production with claw-back clauses for non-delivery (Curran and Stobbe for Metro Vancouver 2010).
- Greater use of the public works act and other statutory powers to establish recreation links through rural sites building on the extensive paper road network in rural areas.



## 6.0 Rural production systems

Safeguarding the resources of agricultural and other rural producers has traditionally focussed on seeking to protect the usability of more versatile classes of soil by preventing the fragmentation of sites and the conversion of land to non-rural activities.

With the Auckland Plan, it is intended to continue to protect the usability of rural land resources in general and to maintain a range of site sizes on land with

- The ability to secure allocation of water for growth and increased productivity of future agriculture within appropriate limits on quality and flows.
- The adequacy and reliability of transport links from farm gate to ports, airports, rail facilities and processing facilities, and the adequacy of their storage and other logistics.
- Security of energy supply for rural areas into the future such as electricity for dairy farmers and natural gas for CO2 and heating in glass houses.
- Availability of proximate labour, for example the need for thoroughbred racing facilities to have staff living adjacent to the horses.
- Scope for complimentary activities such as direct selling at farmers markets, complimentary on-farm retailing and hospitality and providing for visitor experiences such as events.
- The vulnerability of aquaculture enterprises to land use activities within catchments that degrade water quality.
- Aggregate quarrying and other intensive production activities can be greatly affected by sensitive activities like lifestyle properties and child care facilities locating on sites adjacent to quarries and heavy use access roads.
- Adequate separation between intensive producing rural businesses and new activities that are sensitive to their effects.
- A stable and realistic regulatory framework and rating cost structure

### 6.1 Strategic Direction: Maintain and Enhance Rural Production Systems

6.1.1 Expectation: That working lands supporting diverse dynamic rural industries contributing to Auckland's quality of life are maintained and enhanced.

6.1.2 Directive: The resources and production systems that underpin working rural land should be maintained and enhanced.

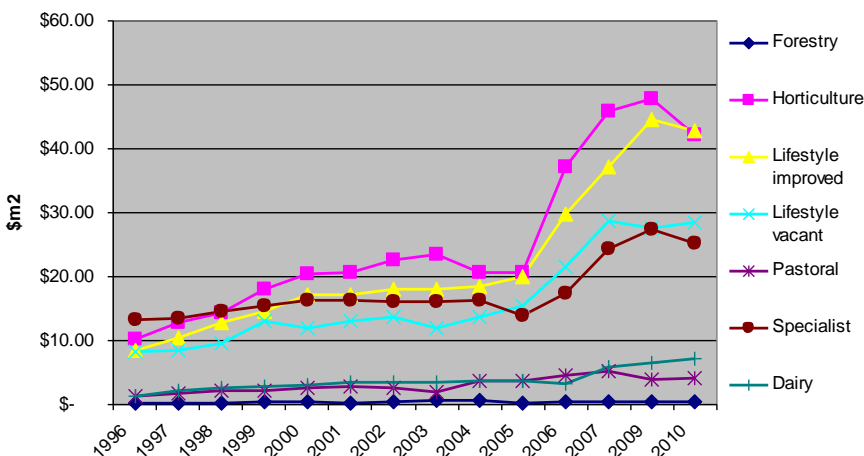
### Explanation and Reasons

Land values that escalate in a disproportionate way to farm incomes is a key issue affecting the viability of rural production in Auckland. Rural property values are not based on the value of what they can produce and are greatly affected by subdivision activity and property speculation.

This graph of the average land value of different types of rural properties shows how average rural land values for properties that tend to comprise smaller lots increased markedly between 1996 and 2009 (ie. horticulture properties increased by over 370% and lifestyle improved increased by over 425%) while forestry and pastoral and land stayed relatively static. The relatively static value of dairy farms is notable, given the strength of commodity prices over recent years and national trends.

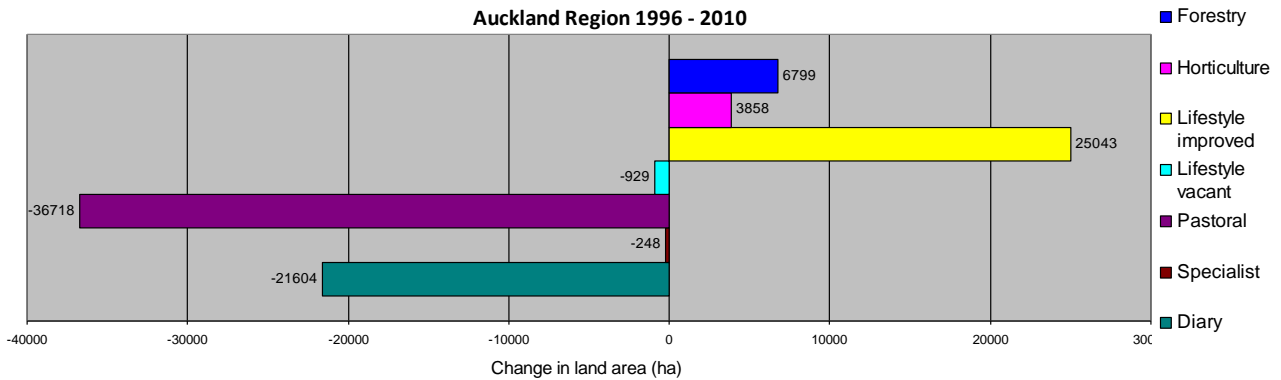
Conclusions from research commissioned to start to obtain an industry perspective on the key elements of rural production systems (SKM 2011, p.36 and 40) in Auckland emphasised that there is considerable overlap between the requirements of the existing productive sectors in terms of the characteristics of rural land in Auckland and need for good roading and electricity. Most needed access to water and some needed separation from sensitive activities.

Average Land Value of Rural Rates Assessment Categories  
Auckland Region Wide, 1996 - 2010





**Changes to Area of Land in Rural Valuation Categories  
Auckland Region 1996 - 2010**



Rural land in Auckland has a number of innate advantages as a productive resource including:

- rich volcanic soils in the south, abundant rain and a frost free climate
- close proximity to urban markets, processing facilities, research institutions, a large labour pool, diverse employment opportunities and urban amenities
- easy access to the airport for products that benefit from minimal handling and rapid dispatch such as flowers and delicate fruit and berry crops.
- opportunities for rural areas to be centres of consumption that compliment production such as rural vineyards, visitor services, tourism and recreation
- greater feasibility for broadband rollout and uptake from proximity to large urban communications hubs and corridors
- a larger local market for higher value niche agriculture and demand for fresh and local produce including farmers markets such as Clevedon, Coatesville and Matakana and others.

### Implementation Actions

- Develop and implement strategies to partner with landowners in improving integrated management of freshwater, associated ecosystems and the use of land across water catchments.
- Use an appropriate mix of regulations and incentives to manage, protect and enhance riparian margins, stabilise and rehabilitate eroding, unstable hill country, and to protect both from further erosion, degradation and instability.
- Partner efforts to prevent further fragmentation of rural landholdings with efforts to improve the ongoing economic viability of farming.
- Improve integrated management of freshwater, associated ecosystems and the use of land in whole catchments.
- Ensure freshwater resources are used efficiently and reduce per capita water use while eradicating over allocation of water.

## 6.2 Loss of land for productive use – urban development and fragmentation

Agriculture has played a huge part in the development of Auckland as the leading city in New Zealand and there is still three times as much land in rural areas in some sort of agriculture as there is in lifestyle blocks. Agriculture on the relatively high value rural land in Auckland has an increasing number of success stories of capturing high value markets, exporting a high proportion of product, using a diverse range income streams that accrue from close proximity to metropolitan centres, and branching out into non-traditional areas to achieve higher value per hectare returns. Including linkages such as agricultural services and processing that can be attributed to production from the region amounts to 2%-3% of Auckland’s GDP being attributable to agriculture, which is in the order of \$1.22 billion annually (NZIER 2011).

### Strategic Directive: limit urban encroachment on prime agricultural land

6.2.1 Expectation: Urban developments do not locate on prime agricultural land unless it has been adequately demonstrated that there are no suitable locations in urban areas or on land that has been made permanently unsuitable for rural production activities.

6.2.2 Directive: the productive capacity of prime agricultural land is protected by ensuring there is no subdivision, use or development that will significantly affect their ongoing versatility and accessibility.

### Explanation and Reasons

Prime agricultural land is a finite resource that cannot be created or relocated and while many rural land uses can relocate to more marginal land or outside of Auckland, most of the uses that are locating on prime agricultural land could reduce opportunity costs and provide location benefits by locating elsewhere.

Monitoring of the loss of prime agricultural land (Land Use Capability classes 1,2 and 3<sup>3</sup>) in Auckland through changes to the use of the land shows an average loss of 333 ha per year between 2001-2006 (up from 228 p.a. during the previous 5 years) (ARC State of the Environment 2009). The urban area within the

<sup>3</sup> Land Use Capability (LUC) classes measure the land’s capacity for sustained productive use taking into account physical limitations and management requirements. Prime agricultural land is the land with the least physical limitations for productive sustained use (classes 1,2 and 3), however it is noted that a range of rural production activities can be carried out in other land use classes and that high land price, small site sizes, inadequate transport and water access, and sensitive neighbouring activities can obstruct agricultural production on even elite soils.

Metropolitan Urban Limit has grown by an average of 141.1 ha per year since the inception of the MUL policy in 1999.

### Strategic Directive: reduce fragmentation of the rural land resource

6.3.1 Expectation: a range of site sizes which enables the rural land resource to be used for a range of activities on a sustainable basis for present and future generations is retained.

6.3.2 Directive: Prevent fragmentation of large rural landholdings and limit other subdivision to appropriate locations and levels consistent with rural character and retaining suitable site sizes for a range of production activities.

### Changes in Total Numbers of Properties In Rural Valuation Categories Across Auckland 1996-2010

	1996		2010	
Lifestyle improved	11302	54%	19344	69%
Lifestyle vacant	4116	20%	4494	16%
Lifestyle properties sbttl.	15418	<b>74%</b>	23838	<b>85%</b>
Forestry	121	1%	130	0%
Horticulture	1648	8%	1145	4%
Pastoral	1860	9%	1545	6%
Specialist	374	2%	328	1%
Diary	1421	7%	907	3%
Agricultural properties	5424	<b>26%</b>	4055	<b>15%</b>
Total	20842		27893	

### Explanation and Reasons

While acknowledging that rural landscapes are not frozen in time, analysing many of Auckland’s rural landscapes over time shows that continually adding built development into rural areas compromises the qualities that people value about rural areas.

The area of land identified for valuation and rates setting purposes by Property IQ (formally Quotable Valuation) as being “lifestyle” properties, increased by 25,043 hectares between 1996 and 2010 to over 100,000 ha’s of land, an increase of over 30%. These figures tell a story of a massive fragmentation of the rural land resource of Auckland.

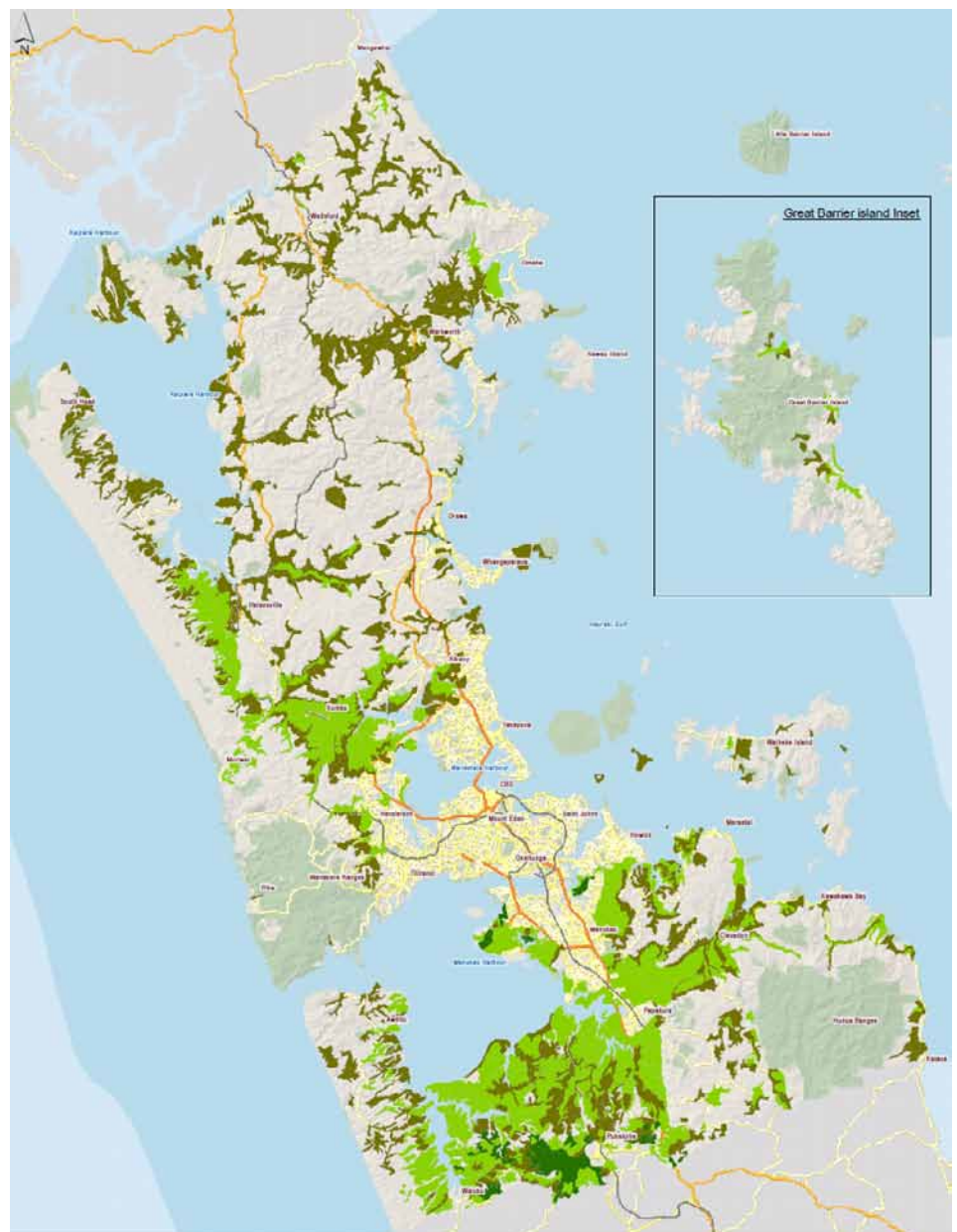
A feature of planning for rural areas in Auckland is that an increasingly dominant proportion of rural properties are now lifestyle blocks - roughly 85% in 2010, up from 74% in 1996. Although these trends may or may not be similar in the southern rural areas, a large independent survey of rural landowners in Rodney (Nexus Planning and Research 2008) found that less than 10% of rural landowners earned more than half their income from use of land. Even amongst those who owned more than 4ha and considered themselves farmers, less than 31% earned more than half their income from use of their land and 62% of lifestyle owners earned nothing from their land. It is also noted that many current farmers in Auckland are of above average age and see subdivision as an integral part of their retirement plans.

A range of unique recreation opportunities are currently available in rural areas (such as in the production forests at Whitford, Woodhill and Riverhead forests) which could not be provided without the continued operation of the underlying large lot rural activities. The growth of rural subdivision and lifestyle blocks around many of these productive industries is having significant flow on effects on the valuation, rates, and therefore the viability of these operations and the recreation benefits they provide to Auckland's public.

### Changes in Total Area of Properties In Rural Valuation Categories Across Auckland 1996-2010

	1996	2010	ha's change	% change
lifestyle improved	53655	78698	25043	46.67%
lifestyle vacant	25792	24863	-929	-3.60%
Lifestyle land sbttl.	79447	103561	24114	30%
Forestry	47777	54576	6799	14.23%
Horticulture	43667	47525	3858	8.84%
Pastoral	176322	139604	-36718	-20.82%
Specialist	5761	5513	-248	-4.30%
Diary	76296	54692	-21604	-28.32%
Agricultural land sbttl.	349823	301910	-47913	-13.70%
Total rural land	429270	405471	-23799	-5.54%

### Distribution of Prime Agricultural Land (Land Use Classes 1,2 and 3) Across Auckland, Auckland Council 2011



This map is illustrative only and all information should be independently verified on site before being acted upon. Copyright Auckland Council. Land Parcel Boundary Information from LINZ (Open, Copyright Reserved). While the map has been prepared, Auckland Council does not warrant the accuracy and completeness of any information on this map and does not accept any liability for any error, omission or use of the information. Prepared by: Auckland Council

Date: 17 December 2010  
 Ref Number:  
 Published Name:

Land Use Capability  
 Auckland Region  
 0 1.5 3 6 9 12 15 Kilometers

LUC 1 - Highly Arable  
 LUC 2 - Arable  
 LUC 3 - Arable  
 Motorway  
 Major Road  
 Arterial Road  
 Medium Road



## 7.0 Mapping the function of rural environments

District Plans in Auckland use zones to simply identify areas with different aims and issues and different approaches to addressing them. The overwhelming majority of land in rural areas has a general rural zone but there are huge differences in the property sizes, development pressures, land uses, soil versatility, land cover, land value and landscape types across this zone. Rural areas also have various types of zones providing for countryside living, bush living, public open space and island environments. Statutory documents apply a range of protection overlays across rural areas

denoting significant natural areas, geological sites, landscapes, coastal areas, quarry effects areas and other matters.

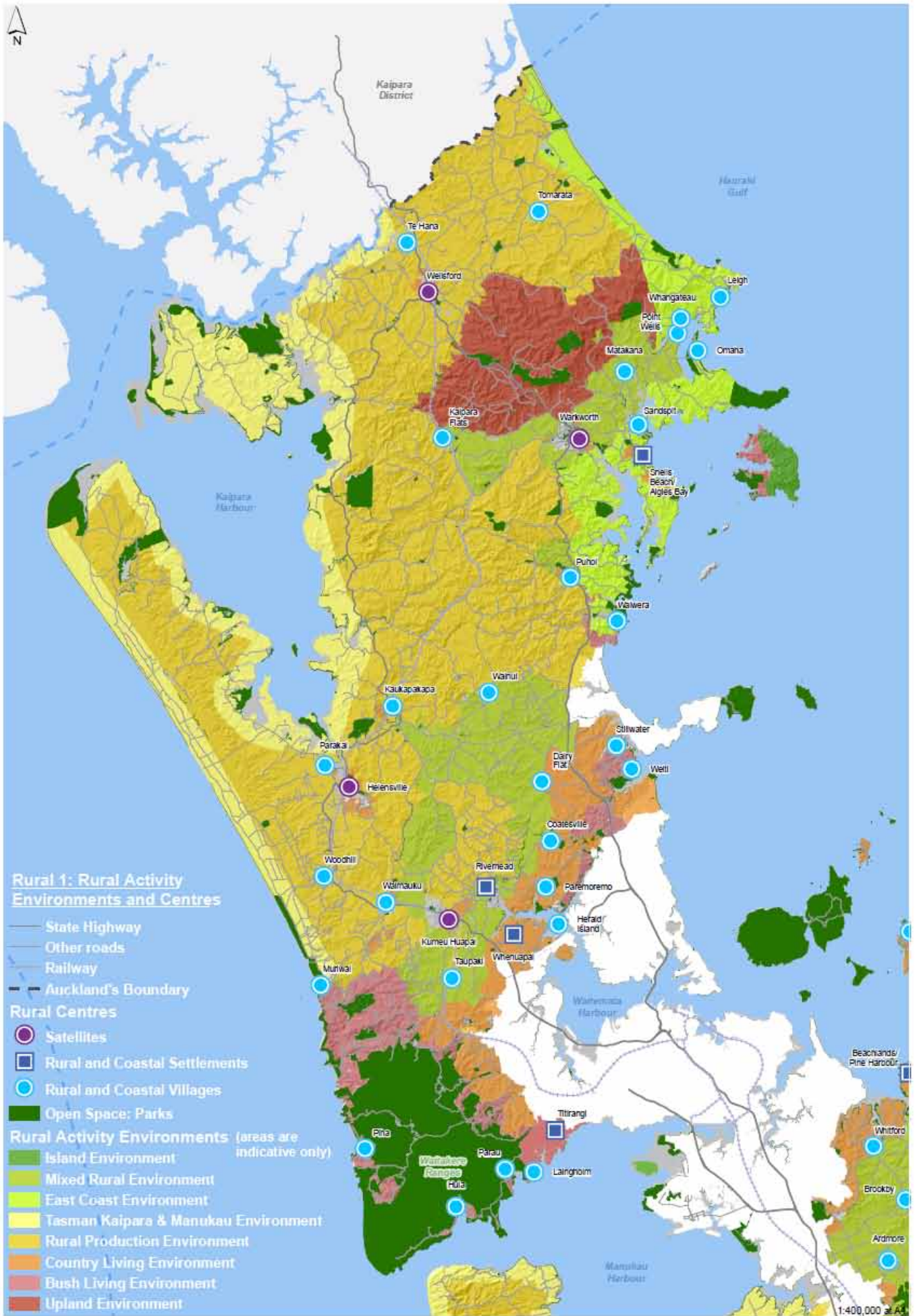
Rural areas can be categorised broadly in terms of their landscape type, land use and settlement activity and other features which make up their function. This is useful for signalling a high level strategy for areas with shared issues and characteristics.

Rural Production Environment Description	Rural Production Environment Future Outcomes
<p>Areas with generally large land holdings and low population and building density generally focused on land-based production with scattered lifestyle development and more significant distances to urban services and facilities.</p>	<p>Future outcomes sought for these areas are generally focused on maintaining the predominance of large sites in productive use; less 'ad hoc' subdivision and lifestyle development occurs; enabling productive use of land without degrading or destroying the soil and other natural and physical resources and conflicts between significantly different land uses are avoided with limited lifestyle and urban development opportunities consistent with a working rural environment and quality natural environment. Impacts on receiving environments and catchments with significant sedimentation and erosion issues are addressed; water and land management, protection and enhancement of native biodiversity, natural landscape qualities and significant natural areas improve; regulatory actions and initiatives are clear about the legitimacy and desirability of a range of production activities and sustainable land uses.</p>
Mixed Rural Production Environment Description	Mixed Rural Production Environment Future Outcomes
<p>Areas outside of country living zones that are relatively intensively subdivided and used for purposes other than just large scale agricultural production. These areas contain extensive prime agricultural soils and relatively useable terrain, but many have flood risk issues. They are intensively used for lifestyle development as well as commercial farming, horticulture and viticulture. Tourist and visitor related activities and scenic routes also feature in these environments and they generally show changing economies. They are attractive, developable and productive areas and also contain quarrying resources and crucial access links. This necessitates careful balancing of interests.</p>	<p>Future outcomes sought here are focused on retaining and enhancing a strong rural appearance while providing for a range of economic activities and potential for strong and diverse rural production. Conflicts between the contrasting land uses in these areas are actively managed through careful control of development acknowledging overlapping objectives and values in these areas. Ribbon development, suburbanisation and development creep from prominent buildings and signage along road sides is avoided. Suitable Rural and Coastal villages and towns absorb some of the excess subdivision opportunities in the rural area by removing development potential from less appropriate locations. A range of site sizes are retained and a broad range of production activities and lifestyle activities are provided for.</p>
East Coast Activity Area Description	East Coast Activity Environment Future Outcomes
<p>Rural coastal areas that contain commercial and lifestyle farming and forestry, a range of small settlements and remote areas, major tourist attractions, significant</p>	<p>Future outcomes sought here are focused on protecting the natural character of the coastal environment and the sensitive ecology and other environmental values of the area from inappropriate subdivision, land use and development; catchments with significant sedimentation and erosion</p>

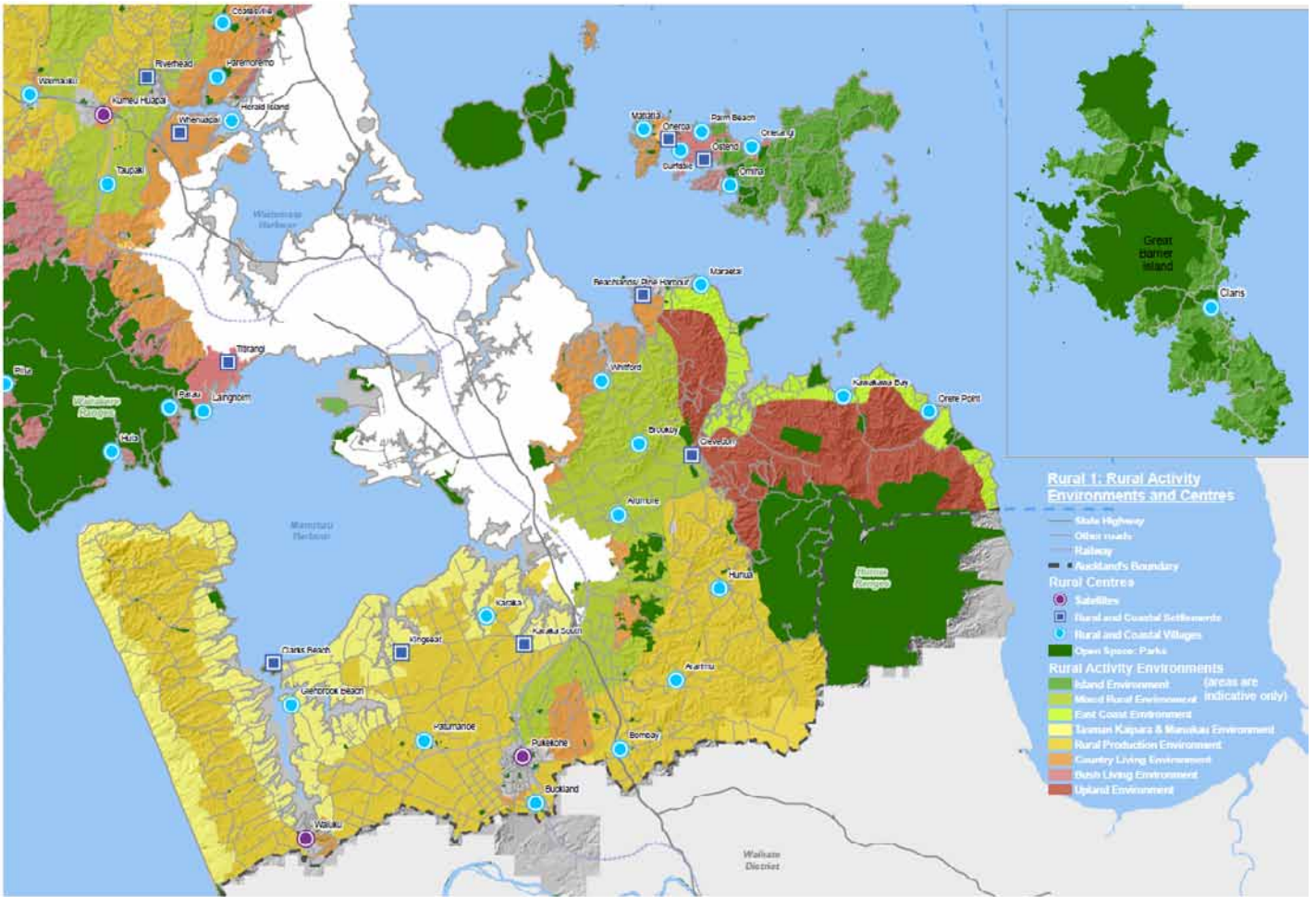


<p>indented coastal landforms, vegetation, beaches and estuaries, sensitive environmental features around and including the Mahurangi and Whangateau Harbours. These areas are suited for rural production and complementary tourism and recreational activities, and present opportunities to protect significant natural features and significant landscapes. They face significant development pressure and contain substantial areas of outstanding natural landscapes and the critically important land and coastal interface.</p>	<p>issues have environmental enhancement; the design of any new subdivision or settlement growth occurs in a way that enhances or protects important values; greater use is made of potential for tourism and recreational activities while protecting the key values of the area.</p> <p>Natural features, sites, land and water bodies of significance to Tangata Whenua are protected. Visitor oriented activities consistent with the character of the local area are provided for. A cautious approach is taken to managing future subdivision activity and avoiding adverse effects on the natural heritage and ecological systems of the Hauraki Gulf.</p>
<p><b>Tasman, Kaipara, Manukau and Awhitu Coast Description</b></p>	<p><b>Tasman, Kaipara, Manukau and Awhitu Coast Future Outcomes</b></p>
<p>These are remote coastal farming areas within the Rural Production Environment, that have close proximity to the Kaipara and Manukau Harbours and Tasman Coast. They are suited for rural production with some opportunities to enhance native biodiversity, and protection of significant natural features and remote beaches. They are valued for their wild, remote character and experiences. They also face potential development pressures, likely to increase in the long-term. They contain outstanding natural landscapes, bird habitats, dune lakes and the critically important land and coastal interface .</p>	<p>Future outcomes sought here are the same as other Rural Production Environments but focus on protecting the natural character of the coastal environment and the sensitive ecology and other environmental values of the area such as the Dune Lakes and Kaipara and Manukau Harbours and Awhitu Peninsular from the effects of inappropriate subdivision, land use and development; natural features, sites, land and water bodies of significance to Tangata Whenua are protected.</p>
<p><b>Inner and Outer Islands Description</b></p>	<p><b>Inner and Outer Islands Future Outcomes</b></p>
<p>The Hauraki Gulf Islands lie within the Hauraki Gulf Marine Park. The islands contain rural production areas, lifestyle block development, bush living and un-reticulated residential areas. They have substantial natural and physical resources and landscape values, including the varied coastline, rugged interior, bushed slopes, sweeping white sand beaches on north and eastern coastlines, visual amenity, ridgelines, bays and coastal headlands with significant areas of native bush and shrubs. Catchments include extensive wetlands, watercourses and estuarine systems, significant and extensive wildlife habitats, ecological corridors and ecosystems.</p>	<p>Future outcomes sought for these areas focus on enhancing and restoring the life supporting capacity of the Hauraki Gulf, its islands, and catchments as matters of national significance, including the well-being of people and communities to use the resources of the Gulf for economic activities and recreation, and the historic traditional cultural and spiritual relationship of tangata whenua with the Gulf and its islands.</p> <p>Values that will be fostered include Waiheke's "low key" village character, the character of settlement areas on Great Barrier and Kawau Island, farmland, viticulture other land based activities and potential for visitor oriented activities consistent with these qualities.</p> <p>Conservation of the landscape and natural environment, respect for and protection of heritage values, and the fostering of cultural aspirations are all issues which need to be addressed in the management of future development on the islands.</p> <p>Transport linkages and energy and communications network services are crucial to investment potential and economic wellbeing. It is also important to facilitate recreational opportunities consistent with a conservation ethic.</p>
<p><b>Country Living Environment Description</b></p>	<p><b>Country Living Environment Future Outcomes</b></p>
<p>Defined areas close to metropolitan Auckland and urban centres with highly fragmented land. They are used primarily</p>	<p>Future outcomes sought for these areas focus on enabling a range of rural lifestyle development opportunities and outcomes minimising conflict between lifestyle and non-lifestyle activities and minimising the impact of</p>

<p>for country living, but have some productive sites and hobby scale farming. Many of these areas have used nearly all subdivision opportunities at the level of intensity intended by current district plans.</p>	<p>country living on waterways, rural production, the wider rural landscape, natural environment and transport network and they will absorb some of the excess subdivision opportunities in the rural area removing development potential from less appropriate locations. These areas will avoid the expected growth paths of urban settlements, areas with sensitive environmental and landscape values. These activity areas will avoid areas highly suitable for production and important utility sites, ribbon development, suburbanisation, urban creep and prominent signage along road sides.</p>
<p><b>Bush Living Environment Description</b></p>	<p><b>Bush Living Environment Future Outcomes</b></p>
<p>These are areas within the Country Living Area and include land within the Waitakere Ranges Heritage Act with substantial forest cover and more limited pastoral activity. Here the subservience of the built environment will be maintained to the area's natural and rural landscape. Adverse effects on identified heritage features are to be avoided and there is very limited capacity for future subdivision. They are suitable locations for some low-key bush residential lifestyle development and businesses without the degree of site modification and scale of development seen in other country living environments.</p>	<p>Future outcomes sought for these areas focus on enabling bush residential lifestyle development where such development doesn't impact on native vegetation and habitat; ensuring suburbanisation, urban creep, intensive rural production and prominent signage is avoided. Cottage industries prosper in their natural context with many natural areas becoming better cared for and protected. Existing land based production activities will be accommodated but are not seen as a central objective.</p>
<p><b>Upland Environment</b></p>	<p><b>Upland Environment Outcomes</b></p>
<p>These are areas within the Rural Production Environment containing a number of large areas of bush and production forest that are substantially elevated and therefore prominent and contain large relatively undeveloped sites. Together with the Hunua and Waitakere Ranges, they form important book-ends containing Auckland's rural peripheral areas and marking the end of most of the lifestyle activity.</p>	<p>See Rural Production Area</p>







Mapping the function of rural environments also includes identifying features such as those shown in Appendix 4 and including the following:

- key transport routes from areas with highly productive soils and rural production areas to processing and distribution areas, and Auckland and Tauranga ports, inland port trucking hubs, and rail freight routes.
- rural airfields at Ardmore, Dairy Flat, Parakai, Waiheke and Great Barrier and Kaipara Flats.
- Significant existing aggregate sites and extraction resources.
- Energy infrastructure such as the HV transmission routes, the Taranaki to Marsden Point gas line.



## 8.0 Feedback on Auckland Unleashed

A number of important issues for rural areas were raised in Auckland Unleashed.

**Additional Priority Themes (People and Economy Chapter):** strongly supporting the role of Auckland's rural economy – intensive horticulture, viticulture, equine, dairy, niche food, aquaculture, cropping and poultry production and new economy industries.

**Unique and Sustainable Natural Environment (People and Environment Chapter)** – support Auckland's special rural land uses and values, including high-quality soils and groundwater to support food production; other forms of farming, horticulture and forestry; and activities such as tourism, conservation and recreation.

**Possible Choices (People and Place Chapter)** – framed options about expanding outwards, or focussing on increasing the density within the current MUL. Also asked what needs to be done to enshrine rural character and values. The chapter poses the challenge of determining the best quantum, location and form for the rural portion of the 11,000 new dwellings needed every year in Auckland, which will have implications for rural growth and land use.

Regarding Greenbelts – the discussion document asked what is the most appropriate policy package if urban growth is to be contained within an urban boundary and proposed greenbelts as an option.

### 8.1 Summary of Feedback Relating to Rural areas

Over the course of the development of the Draft Auckland plan, consultation has been undertaken with stakeholder meetings and a submission process. During this period Local Boards have produced their draft Local Board Plans which provide valuable guidance and insights into aspirations for their centres. A summary of the feedback under reoccurring themes is set out below.

**VALUES OF RURAL ENVIRONMENT** – Strong support for retention of Auckland's rural environment  
The rural environment is highly valued by submitters for:

- Productive land
- Landscape qualities
- Heritage / historically significant areas
- Rural and local communities, village and country settlements
- Recreational opportunities

A strong desire to protect the rural environment was expressed, and also a desire to stop expansion into the rural area. Stopping urban expansion was commonly referred to in response to the question 'how can we maintain rural values and lifestyles?'

**LIFESTYLE DEVELOPMENT** – Questions about the future of lifestyle blocks

There were mixed views for and against further 'lifestyle' development and subdivision in the rural area. Some considered that lifestyle subdivisions are acceptable in the buffer zone between the urban area and the economically productive rural land, as this land already contains a residential character and is mostly not used for productive purposes. Some said subdivision in rural areas needs to be limited or stopped. Those who already live on lifestyle blocks were happy with their situation and amenity, and some landowners who do not currently have the opportunity to subdivide their property expressed a desire to subdivide. Lifestyle development was seen to have a negative visual impact by some, especially when located on ridgelines.

Other designs for lifestyle developments that cluster groups of houses together and preserve open space were also mentioned as being desirable.

The need to manage the conflict between traditional rural uses and lifestyle residential development was raised.

**INTENSIFICATION IN RURAL AREAS** – Support for some well designed growth, especially in rural towns and villages

In response to the submission form question about whether high amenity rural areas should be considered for intensification, there were more submitters against intensification than for. Some thought rural areas could accommodate carefully planned, sensitive development. In particular, areas with lower productive land were seen as more suitable for conversion of land use, while highly valued natural areas were not considered suitable. There was objection to industrial encroachment into rural areas, but smaller commercial development was often considered acceptable.

Many thought that some towns and villages in rural areas have potential to accommodate growth and/or become 'satellite areas'. Some of the towns mentioned multiple times were Pukekohe, Helensville, Warkworth and Wellsford. Many people said that they enjoyed a rural village atmosphere and want this aspect of rural villages protected.

A large number of submitters, mainly residents of the Drury area, made similar submissions regarding their concern about a proposed industrial expansion in Drury South which was considered inconsistent with rural character and to affect productive land.

Providing for rural “hamlets” around villages was endorsed as being a suitable form of rural growth.

**ENVIRONMENTAL MANAGEMENT – Better environmental outcomes for productive land**  
It was suggested by some that Council have more of a role in encouraging rural owners to do environmental activities like protect natural habitat, provide access across their land, create ecological corridors and plant riparian margins. Incentives, controls, measures and/or education to stop discharge of effluent and excess fertiliser were suggested.

**RATING – Review rating policy for rural areas**  
Submitters expressed concern about the rating system in rural areas, where land is rated on its development potential when it is used for farming. This decreases the economic viability of farming and makes the land more susceptible to conversion to other land uses.

**RURAL ECONOMY – Protect rural production**  
A strong view came through that it is very important to have food producing land within Auckland and to protect current productive land. Reasons for this view included self sufficiency, economic efficiency, security of food supply, and resilience to peak oil. Some thought that the productive aspect of rural land was not emphasised enough in the discussion document and is the primary purpose of rural land. In this regard some considered it important to maintain and protect rural productivity against reverse sensitivity effects from lifestyle development. Concern was expressed regarding policies protecting rural landscape character and amenity values, which can threaten the viability of rural industries.

Recreational opportunities in the rural area were highlighted by some, and there were considered to be many rural tourism opportunities that should be enabled e.g. viticulture, equine related industry and eco-tourism.

In rural towns it was seen as important to have employment opportunities so that they were not just ‘dormitory suburbs’.

#### **SPECIAL INTERESTS**

Some of the special interests represented included:

- Airfields – can only locate in the rural area
- Poultry industry – concern about reverse sensitivity in new development areas

- Aggregate industry – protection of quarries and known aggregate resources, reverse sensitivity concern
- Equestrian – want bridle trails, recreational facilities, safer roadside berm design
- Protection of the Protection of the aquaculture, horticulture and winegrowers industries.

#### **OTHER POINTS**

- Rural land is 88% of Auckland’s land area and rural villages appear to be mainly ignored – need better consideration of the minority rural population and more emphasis given to rural areas in the document.
- Rural areas are mainly car reliant and need good roads. They also want public transport, as the lack of public transportation can cause isolation of children and elderly.
- Support was expressed for a rural strategy
- Broadband coverage was needed.

#### **8.2 How Feedback has been addressed in this Paper**

The feedback on the discussion document has proven to be invaluable in raising and helping prioritise what are the “big picture” issues for rural areas of greater Auckland which Council should address or at least be aware of in developing the Draft Auckland Plan. It has provided insights into the huge range of issues, options and potential of rural areas. It has confirmed the view that there is no single approach to spatial planning for rural areas that is likely to please all and address every concern raised. But it is also clear that strong direction in the Auckland Plan and taking robust action in statutory planning and other implementation works is needed to get the outcomes Aucklanders seek for rural areas, but also that “black and white” policy approaches would seem to be at odds with the majority of feedback.

## 9.0 LEGISLATION FOR THE AUCKLAND SPATIAL PLAN

An important component of the LG(AC)AA 2010 legislation which provides the statutory framework for Auckland's Spatial Plan, is the requirement to identify future and existing residential and rural production

activities within specific geographic areas, and to develop a strategic direction for these land use types. The most directly relevant text from the legislation is highlighted in grey below.

### Statutory Purpose of the Auckland Plan

The purpose of the spatial plan is to contribute to Auckland's social, economic, environmental, and cultural well-being through a comprehensive and effective long-term (20- to 30-year) strategy for Auckland's growth and development.

### Required Content

The spatial plan will—

- (a) set a strategic direction for Auckland and its communities that integrates social, economic, environmental, and cultural objectives; and
- (b) outline a high-level development strategy that will achieve that direction and those objectives; and
- (c) enable coherent and co-ordinated decision making by the Auckland Council (as the spatial planning agency) and other parties to determine the future location and timing of critical infrastructure, services, and investment within Auckland in accordance with the strategy; and
- (d) provide a basis for aligning the implementation plans, regulatory plans, and funding programmes of the Auckland Council.

### Other requirements

The spatial plan must—

- (a) recognise and describe Auckland's role in New Zealand; and
- (b) visually illustrate how Auckland may develop in the future, including how growth may be sequenced and how infrastructure may be provided; and
- (c) provide an evidential base to support decision making for Auckland, including evidence of trends, opportunities, and constraints within Auckland; and
- (d) identify the existing and future location and mix of—
  - (i) residential, business, rural production, and industrial activities within specific geographic areas within Auckland; and
  - (ii) critical infrastructure, services, and investment within Auckland (including, for example, services relating to cultural and social infrastructure, transport, open space, water supply, wastewater, and stormwater, and services managed by network utility operators); and
- (e) identify nationally and regionally significant—
  - (i) recreational areas and open-space areas within Auckland; and
  - (ii) ecological areas within Auckland that should be protected from development; and
  - (iii) environmental constraints on development within Auckland (for example, flood-prone or unstable land); and
  - (iv) landscapes, areas of historic heritage value, and natural features within Auckland; and
- (f) identify policies, priorities, land allocations, and programmes and investments to implement the strategic direction and specify how resources will be provided to implement the strategic direction

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**APPENDIX 1**

**Rural Centres Summary Data Table**

	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Titirangi	15141	17924	5604	6634	585	Serviced	Bus services	Urban area - Waitakere Ranges Heritage Area (WRHA) Bush cover and sensitive environment limits potential for growth	Rural and Coastal Settlement	250
Pukekohe	15411	38362	5522	17112	4950	Serviced. Waikato water connection planned for 2013. Main trunk sewer to WWTP needs upgrading for growth.	QTN Buses and Electric passenger rail planned to Papakura for first decade and to Pukekohe in the third. Bus service		Satellite	1,229
Waiuku	5487	13131	2380	6744	1999	Serviced. Needs new water source for long term growth. Main trunk sewer to WWTP needs upgrading for growth.	No rail existing or planned. Bus service recently cancelled. On a Regional Arterial Road and planned QTN		Satellite	641
Snells Beach Algies Bay	3,339	4564	1960	2415	354	Serviced. WWTP upgrade and outfall upgrade needed for long term growth.	No bus service		Rural and Coastal Settlement	618
Oneroa	2244	2659	1561	1850		Unserviced other than Ophanake plant servicing commercial properties. Option of resolving water pollution with wastewater treatment potentially at odds with community desire to limit growth.	Bus services to ferry	urban - HGMPA	Rural and Coastal Settlement	410
Warkworth	3,273	11,038	1429	5764	1695	Serviced. WWTP upgrade and outfall upgrade needed for long term growth. New water supply being developed from a bore due to limits on water take from river.	RONs. Future roading project of high regional significance. No bus service. No rail service.		Satellite	695
Beachlands Pine Harbour	3400	7000	1312	2530	419	Rain tanks. Combined Beachlands Maraetai reticulation system upgraded 2008 providing for up to 10,000 residents. No metro connection planned or costed.	Regional Arterial Road Network. Buses. Ferry at Pine Harbour	122ha future urban land appealed	Rural and Coastal Settlement	284ha + 446 of country living
Helensville	2,859	6714	988	1789	1029	Serviced. WWTP upgrade for growth to be completed in 2013. No connections permitted. Flooding	No passenger rail. Rail freight network under threat. Bus service. Strategic Road Network.	89ha fu land	Satellite	719
Laingholm	2511	2655	921	974	324	Serviced	Bus services	urban-WRHA	Rural and Coastal Settlement	270
Waitakere	1047	1497	878	1338	462	Unserviced. No plans to service. \$\$ to retrofit for retic	Passenger rail and bus service. Beyond RTN		Rural and Coastal Village	54
Onetangi	1104	1429	788	1020		Unserviced. No plans to service. \$\$ to retrofit for retic	Bus services	urban - HGMPA	Rural and Coastal Village	222
Maraetai	1900	3000	772	3498	287	Needs combined reticulation system for growth. No metro connection planned or costed.	Bus services		Rural and Coastal Village	148

	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Omaha	354	843	746	928	0	Adequate capacity	No bus service		Rural and Coastal Village	197
Whenuapai	1842	2152	731	854	418	Area to be connected to metro system as part of NorSGA	Regional Arterial Road Network. Buses		Rural and Coastal Settlement	345
Kumeu Huapai	1,584	10778	680	3456	362	KHR upgrade in progress to provide metro connection	Passenger Rail and Bus Service. Beyond RTN. Strategic Road Network.		Satellite	128 + 153ha future urban land + 437ha country living
Coatesville	1638	2249	560	941	285	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Piha	2466	2894	530	622	0	Unserviced. Needs WWTP to grow and none planned. \$\$ to retrofit for retic and probs with unretic growth	No bus service	rural-WRHA	Rural and Coastal Village	330
Clarks Waiau Beach	1644	3990	481	1324	0	Reticulated for water but groundwater insufficient for planned growth. Connecting to Pukekohe/Tuakau would be \$\$	No bus service		Rural and Coastal Settlement	64
Wellsford	1,665	4683	468	2073	695	New groundwater source needs consent. Upgrades to WWTP needed to grow - consent expired and failing conditions of previous consent.	RONS. Future roading project of high regional significance. No bus service. No passenger rail service. Rail freight under threat		Rural and Coastal Settlement	204+35ha industrial+70 ha future urban
Leigh	387	601	463	700	58	Needs WWTP to grow and none planned. \$\$ to retrofit retic and problems with unretic growth	No bus service		Rural and Coastal Village	146
Paremoremo	1287	1494	428	497	90	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Dairy Flat	1116	2030	423	689	205	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Air field. Bus services		Rural and Coastal Village	undefined dispersed settlement
Muriwai	825	1214	394	535	0	Lower areas have reticulated water supply. Needs WWTP to grow. System in early stages of planning. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Rural and Coastal Village	125
Riverhead	1350	3377	373	1149	271	KHR upgrade in progress KHR upgrade in progress to provide metro connection	No bus service	77ha fu land	Rural and Coastal Settlement	100 + 75 ha future urban
Kawakawa Bay	600	3000	333	502	0	Tankwater. New plant has capacity for 2,500 population.	No bus service		Rural and Coastal Village	38
Wainui	1470	4231	332	863	254	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement



	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Palm Beach	333	396	312	371		Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Bus services to ferry	urban - HGMPA	Rural and Coastal Village	47
Stillwater	822	1587	306	621	0	Rain tank water but waste connected to HBC which has upgrades programmed	Bus services		Rural and Coastal Village	51
Huia	558	629	298	336	0	Community water supply, no wastewater. No plans to service. Probs if growth is unserviced	No bus service		Rural and Coastal Village	50
Makarau	591	1508	280	806	0	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	0 dispersed settlement
Waiau Pa	210	545	280	317	339	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	7 dispersed settlement
Herald Island	702	1430	270	550	0	Connected to municipal wastewater. Watermains need upgrades for growth	No bus service		Rural and Coastal Village	38
Awhitu	249	430	253	290	128	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic and pobs with unretic growth	No bus service		Not Classified	2 dispersed settlement
Orere Point	255	334	251	329	35	Needs WWTP or connection to Kawakawa Bay to grow and none planned. Tank water only. \$\$ to retrofit for retic and problems with unretic growth	No bus service		Rural and Coastal Village	52
Medlands	237	237	247	247	0	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic and pobs with unretic growth	No bus service	rural-HGMPA	Not Classified	30
Omiha	315	445	245	346	0	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic and pobs with unretic growth	No bus service	urban - HGMPA	Rural and Coastal Village	70
Taupaki	1434	1676	242	327	264	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service. On rail line but no passenger service		Rural and Coastal Village	1 Dispersed settlement
Bombay	397	650	238	298	318	400 people serviced with water. Connection to Waikato planned	No bus service		Rural and Coastal Village	17
Grahams Beach	229	400	234	234	0	Unserviced. No plans to service. \$\$ to retrofit for retic and pobs with unretic growth	No bus service		Rural and Coastal Village	14
Waimauku	930	2488	214	649	614	WWTP serves only 19 properties. Needs new WWTP or connection to KHR to grow. \$\$ to retrofit for retic and probs with unretic growth.	Bus services. On rail line but no passenger service	50 ha expansion signalled in adopted structure plan.	Rural and Coastal Village	93 + 12 ha future urban + 140 ha country living
Clevedon	2508	1980	209	799	348	Unserviced. Combined 3 waters retic system proposed for growth. Connection to metro system not planned. Needs WWTP to grow and none planned. \$\$ to retrofit for retic and probs with unretic growth.	No bus service	plan change notified providing for 600 - 800 new houses	Rural and Coastal Settlement	32

	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Point Wells	303	503	200	229	0	Adequate capacity in progress via Omaha system	No bus service	plan change extension allowing another 50 sites approved.	Rural and Coastal Village	45
Ararimu	597	879	197	290	109	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Ardmore	1338	9100	191	1299	325	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Kaipara Flats	1158	1669	183	653	82	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Air field. No bus service		Rural and Coastal Village	16 dispersed settlement
Sandspit	363	698	178	188	0	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	6 dispersed settlement
Parau	444	477	176	189		Unserviced - no plans to service. Problematic to consent new WWTP.	No bus service		Rural and Coastal Village	39
Orapiu	159	265	172	287		Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service	urban - HGMPA	Not Classified	26
Parakai	954	1777	166	455	172	WWTP upgrade for growth to be completed in 2013. Flooding	Air field. Bus service		Rural and Coastal Village	72 + 14 ha future urban + 27 ha country living
Kaukapakapa	939	1580	164	282	254	Needs WWTP to grow. Possible connection to Helensville via proposed Genesis Power Station. \$\$ to retrofit for retic and probs with unretic growth.	No bus service		Rural and Coastal Village	34 + 122 ha country living
Whitford	396	598	157	237	0	Needs WWTP to grow and none planned. \$\$ to retrofit for retic and problems with unretic growth	Bus service	plan changes	Rural and Coastal Village	10 (part of a 3,735 ha catchment of country living)
Hunua	337	585	156	209	109	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	17
Patumahoe	633	1636	155	554	269	To be connected to Waikato via Puke. 5km pipe upgrades to Puke WWTP needed for growth \$\$	No bus service. On rail line but no passenger service		Rural and Coastal Village	72
Matakawau	43	75	143	157	0	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	18
Claris	186	186	134	134	134	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Main airfield on Great Barrier	rural-HGMPA	Rural and Coastal Village	undefined dispersed settlement
Te Hana	198	213	131	459	0	Unserviced. Could be connected to Wellsford and any associated upgrades.	RONs. Future roading project of high regional significance. No bus service. No rail service. Rail freight under threat		Rural and Coastal Village	undefined dispersed settlement
Brookby	306	427	126	176	112	Unserviced. No plans to service. \$\$ to retrofit for retic	Bus service		Rural and Coastal Village	undefined dispersed settlement

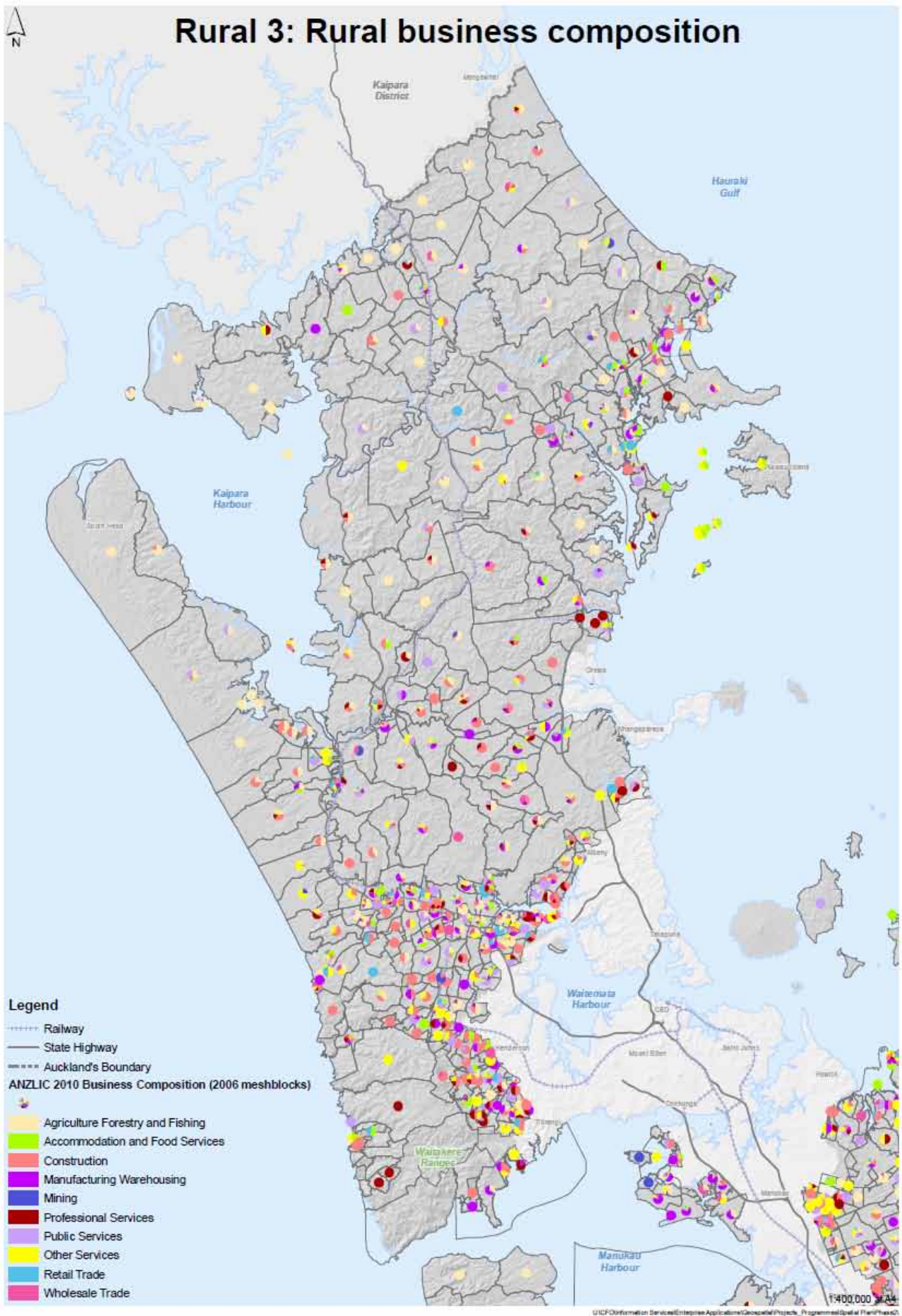
	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Karekare	156	229	117	172	0	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	31
Baddeleys Beach Cambells Beach	84	206	115	117	0	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	20
Tomarata	399	733	101	678	139	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Glenbrook Beach	406	583	100	100	196	Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Rural and Coastal Village	20
Whangateau	417	548	93	202		Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Rural and Coastal Village	7
Shelly Beach	153	444	93	98		Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Not Classified	2
Puhoi	1071	1894	90	252		Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Rural and Coastal Village	53 + 47 ha country living
Matakana	324	1488	82	528	367	Adequate capacity in progress via Omaha system	No bus service		Rural and Coastal Village	61 + 84 ha country living
Tapora	378	892	81	364	54	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	9 + dispersed settlement
Birds Beach	120	539	81	364		Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Not Classified	
Pakiri	165	359	79	270	14	Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Not Classified	
Cornwallis	153	153	67	67		Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	
Karaka	412	715	65	1182	206	Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	bus services		Rural and Coastal Settlement	undefined dispersed settlement
Port Fitzroy	72	72	62	62		Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service	rural-HGMPA	Not Classified	
Port Albert	132	184	55	155		Unserviced. No plans to service. \$\$ to retrofit for retic and probs with unretic growth	No bus service		Not Classified	
Kingseat	599	1549	43	614	0	Small unconsented WWTP, reticulated bore and tanks. Major stand alone plant needed for growth.	bus services		Rural and Coastal Settlement	65
Bethells (Te Henga)	126	187	41	61	0	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	
Tryphena	51	51	38	38	20	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service	rural-HGMPA	Not Classified	

	2006 Resident Population (including rural surrounds)	Population Planned for 2051 (legacy plans)	2006 Dwellings (from growth model)	2051 Projected Dwellings (from growth model)	Size of school roll(s)	Water Infrastructure	Transport Land Use Integration	Notes	Suggested Classification	Approx size of current settlement (ha's)
Tauhoa	195	546	30	266	44	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	
Waiwera	291	2317			0	No new connections. Problematic to consent new WWTP. Problems with unserviced growth.	No bus service		Rural and Coastal Village	34
Buckland	346	1445			237	Connect to Waikato via Puke 2013	No bus service		Rural and Coastal Village	23
Woodhill	570	1136			136	Unserviced. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Scotts Landing	321	485			0	Unserviced. No plans to service. \$\$ to retrofit for retic and pobs with unretic growth	No bus service		Rural and Coastal Village	82
Kauritutahi	210	365				Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Rural and Coastal Village	undefined dispersed settlement
Surfdale					700	Unserviced. No plans to service. \$\$ to retrofit for retic	bus services to ferry	urban - HGMPA	Rural and Coastal Village	139
Ostend					200	Unserviced. No plans to service. \$\$ to retrofit for retic	bus services to ferry	urban - HGMPA	Rural and Coastal Settlement	377
Waitoki					101	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	
Waioneke					77	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service	school in middle of southhead	Not Classified	
Ahuroa					25	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	
Okiwi					20	Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Airfield	rural-HGMPA	Not Classified	
Okupu						Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service	rural-HGMPA	Not Classified	
Blackpool						Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	bus services to ferry	urban - HGMPA	Not Classified	
Omana						Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	Bus service		Not Classified	
Mullett Point						Unserviced dispersed settlement. No plans to service. \$\$ to retrofit for retic	No bus service		Not Classified	

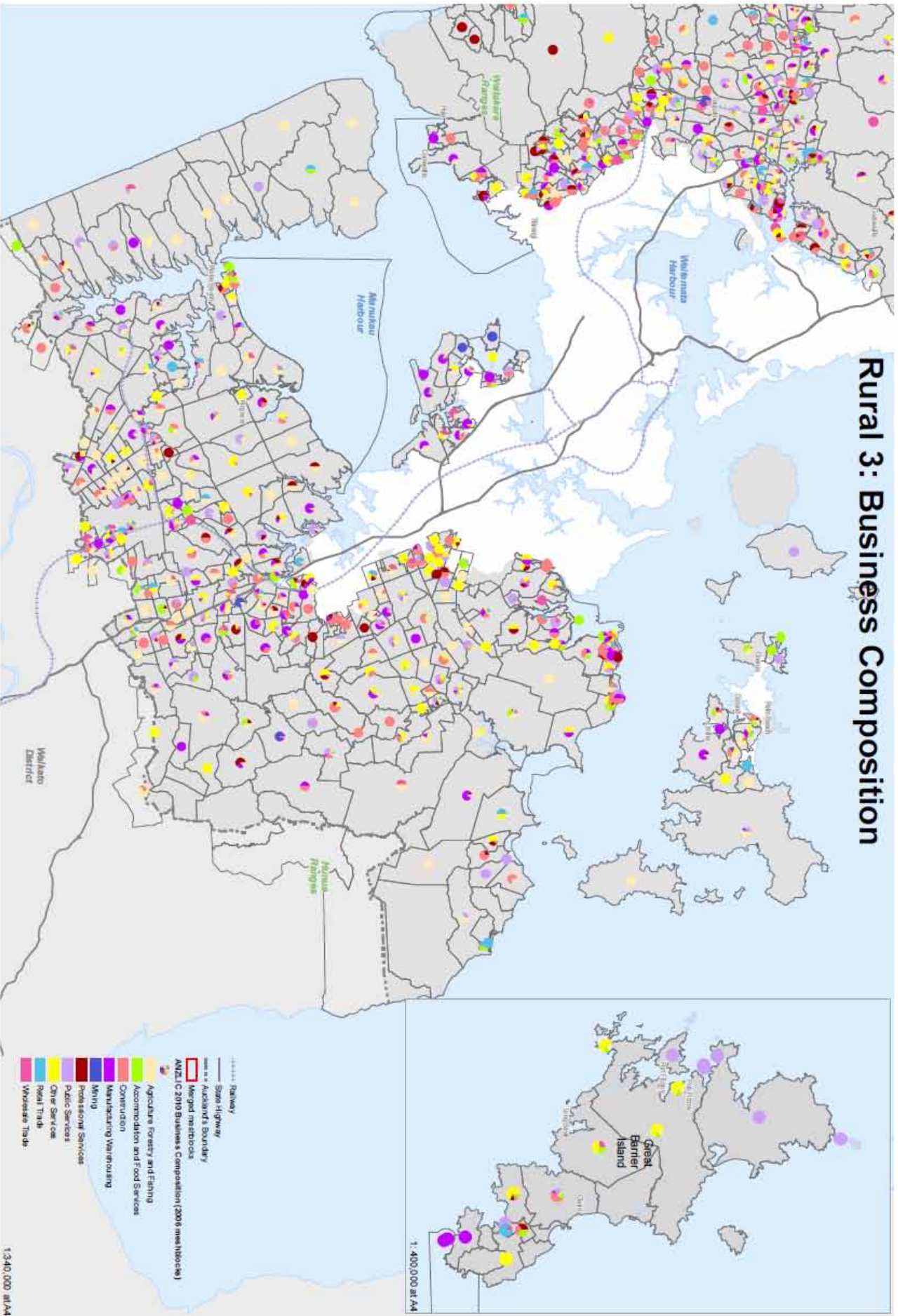


**APPENDIX 2**

**Rural Business Activities**



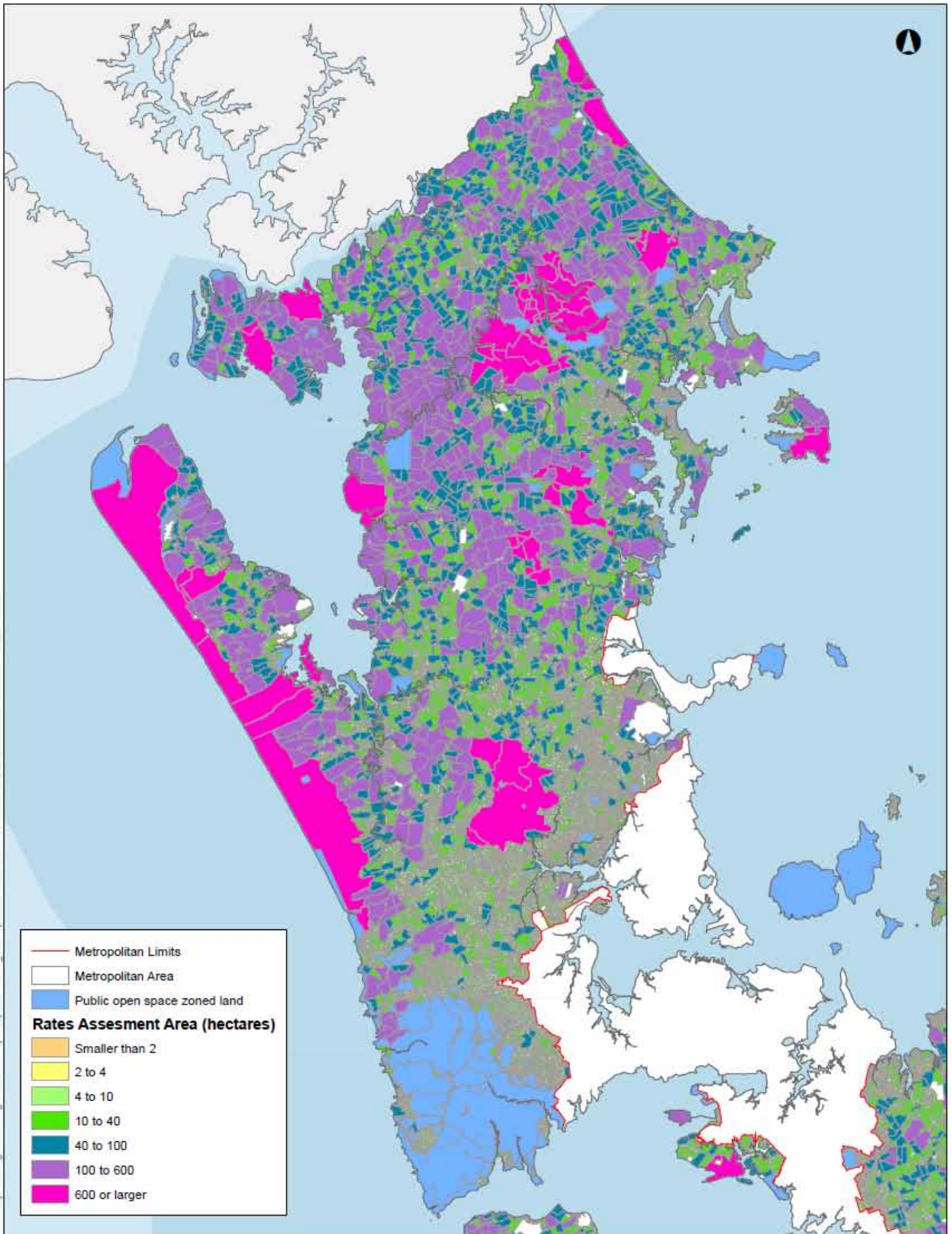
# Rural 3: Business Composition



**APPENDIX 3**

**Rural Site Sizes**





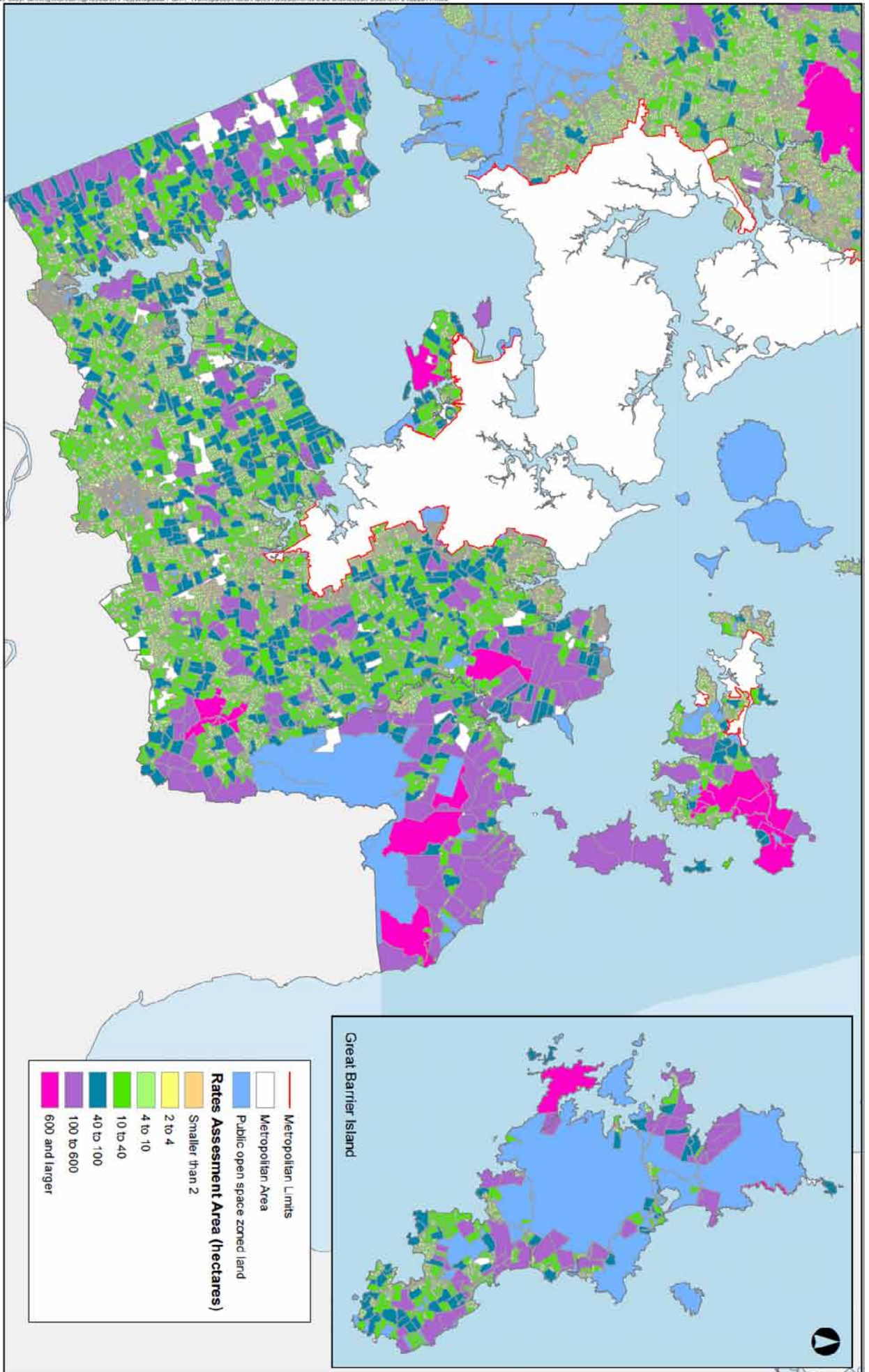
Size Distribution of Rates  
Assesment Areas (hectares)  
Auckland Region - Northern

Map Produced by  
Research, Investigations  
& Monitoring, Regional Strategy,  
Auckland Council





# Size Distribution of Rates Assessment Areas (hectares) Auckland Region - Southern and Gulf Islands



Map Produced by  
Research, Investigations & Monitoring,  
Regional Strategy, Auckland Council



**APPENDIX 4**

**Rural Utility Sites and Resources**

