

Draft Future Urban Land Supply Strategy

Infrastructure Providers' Forum

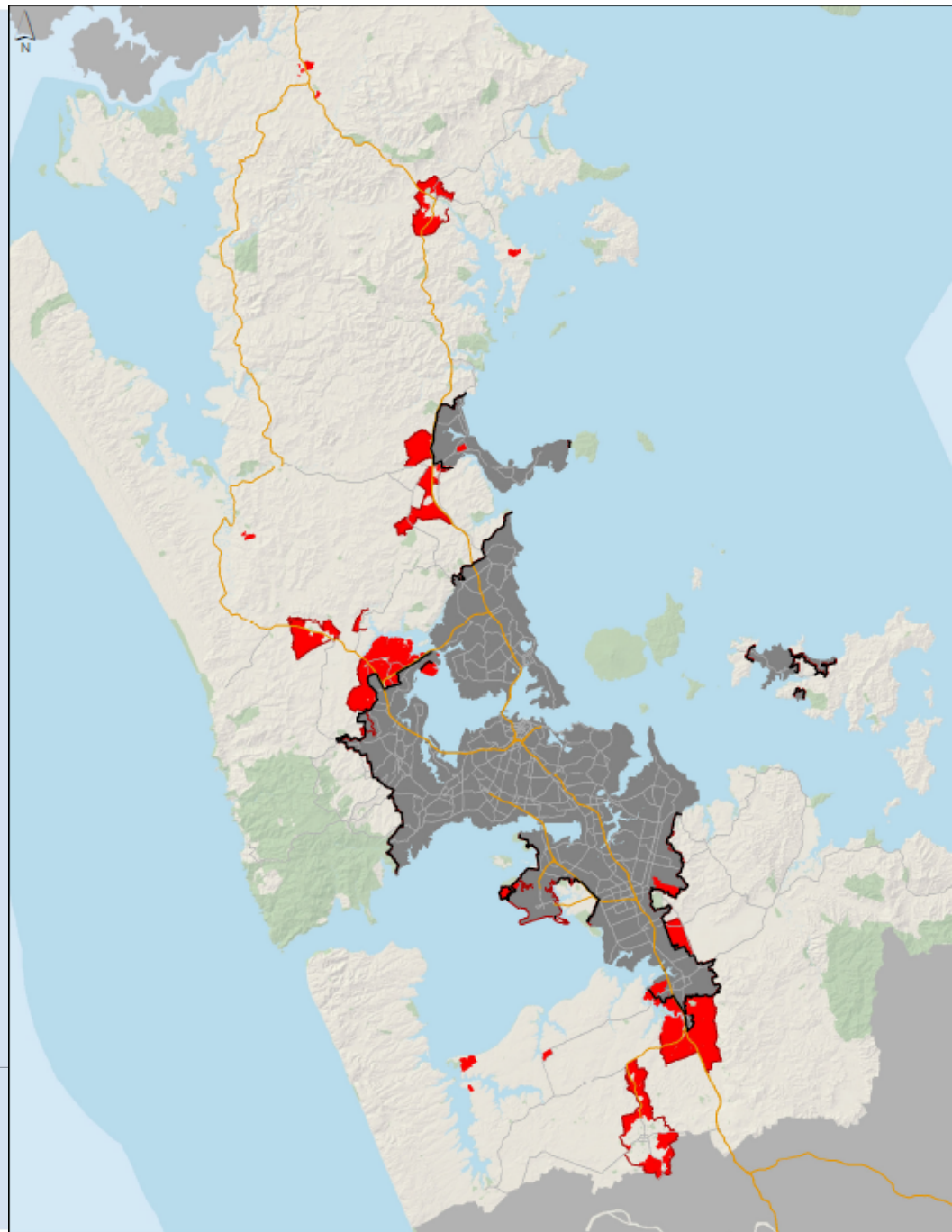
21 July 2015

Purpose of this presentation

- To outline explain the draft Future Urban Land Supply Strategy
- To signal Council's suggested approach to sequencing the future urban areas for development readiness
- To encourage your participation and feedback during the consultation process

Context

- 11,000 ha Future Urban areas – outlined in the Proposed Unitary Plan
- Enables about 25% future housing growth over 30 years
- Areas are predominately rural and currently not ready for urban development



Future Urban Zone

North

Warkworth

Wainui - Silverdale West - Dairy Flat

West

Whenuapai – Redhills

Kumeu – Huapai-Riverhead

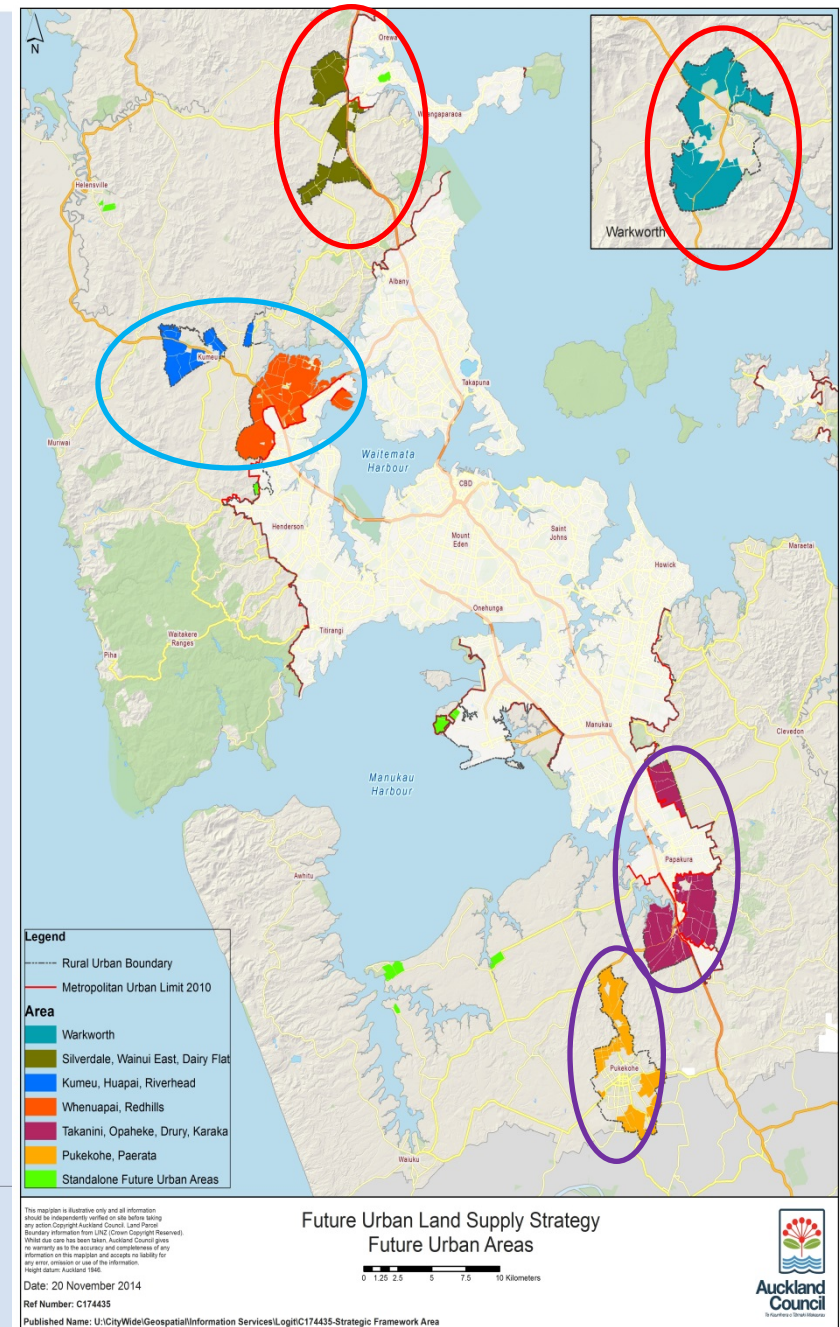
South

Takanini

Opaheke – Drury - Karaka

Paerata – Pukekohe

+ a number of “Standalone” Areas

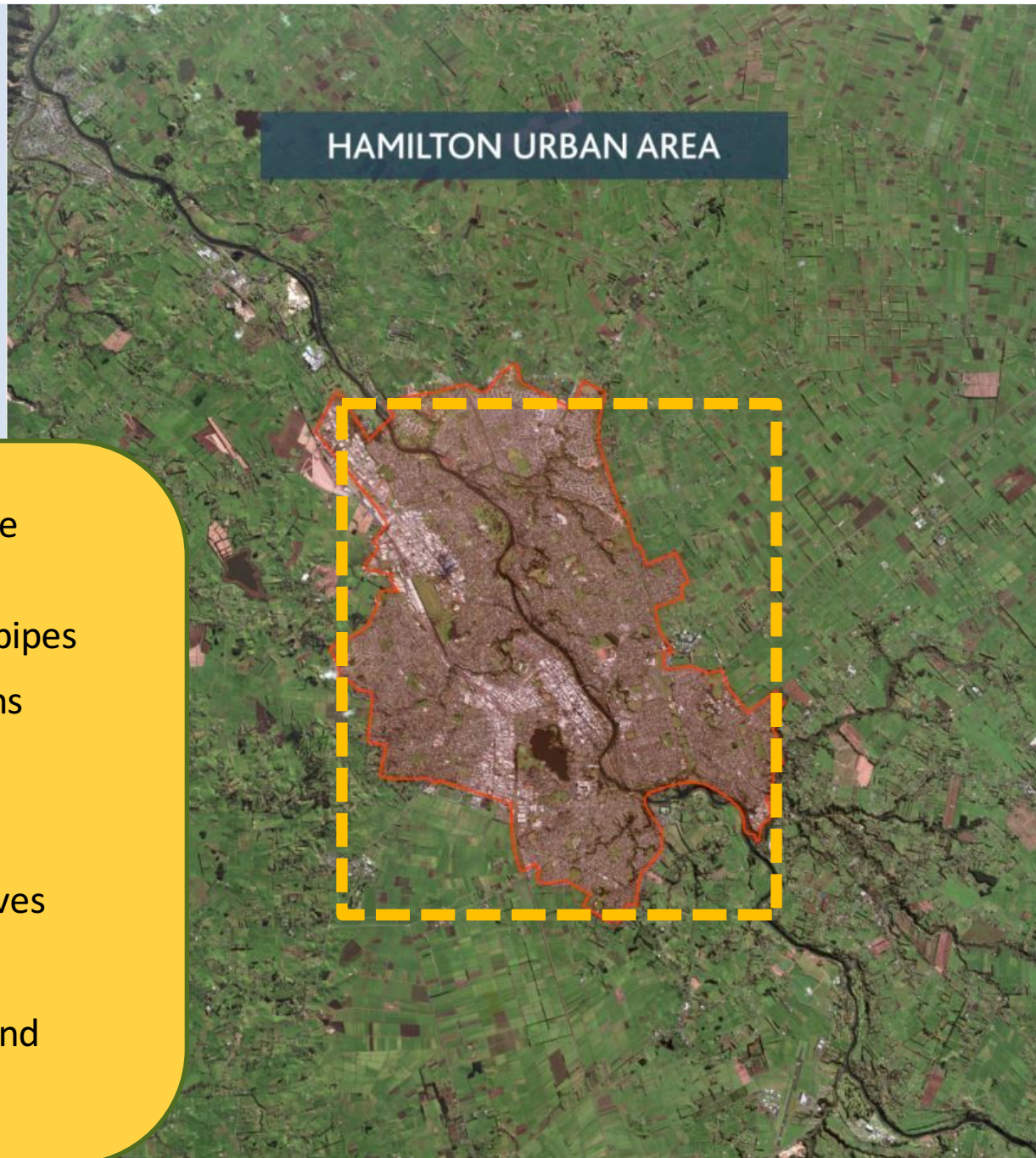


Regional Scale

11,000 ha Future Urban
= 1.5 x Hamilton

Hamilton's key infrastructure includes:

- 800km wastewater pipes
- 132 pumping stations
- 1000km water pipes
- 8 water reservoirs
- 200 parks and reserves
- 650km sealed roads
- 1000km footpaths and walkways



Future Urban Land Supply Strategy

Purpose of the Strategy is to:

- Provide a robust and logical sequence for developing the Future Urban Zone land over 30 years
- Assist coordination of planning and bulk infrastructure provision that is needed for Future Urban areas to be able to be “development ready”
- Provide greater guidance and clarity

Why do we need a Strategy?

- Be more proactive in planning and managing growth
- Better integrate planning with infrastructure readiness and plan at the right time
- Prudent financial management by spreading costs over time
- Ensure infrastructure networks are resilient and 'fit for purpose'
- Address issues such as the scale of growth, the consequential infrastructure challenge and efficient use of greenfield land

Moving to a Proactive Approach

Reactive

- Responding to site specific development proposals
- Finishing legacy planning

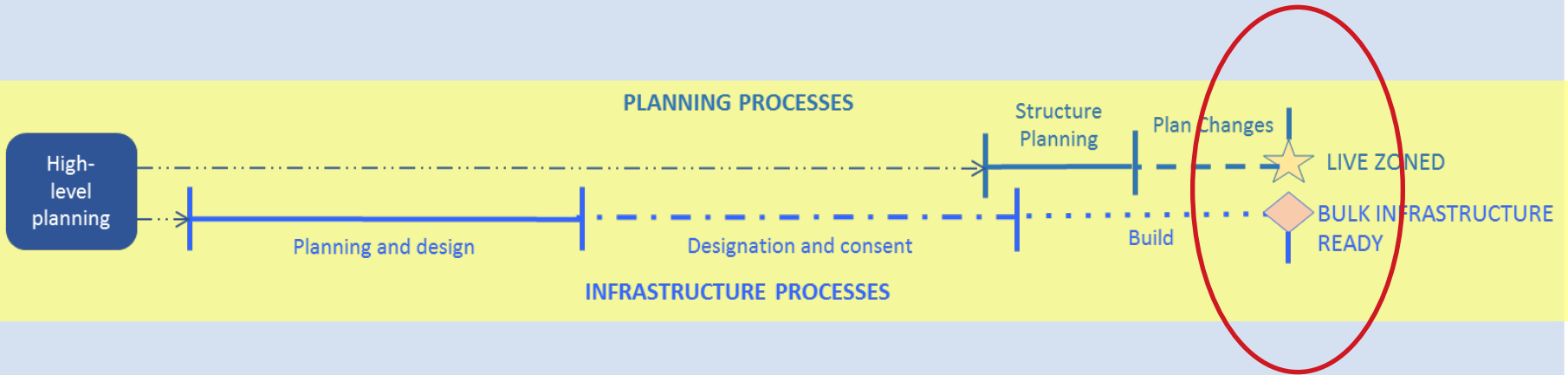
Transition

- SHAs
- Moving towards more of a proactive approach where possible
- Quick response

Proactive

- Land use and infrastructure integrated
- Large scale rather than site specific
- Land use drives infrastructure decisions
- Needs identified ahead of time

An Integrated Planning Approach



Outcomes of the Strategy

- Greater clarity and certainty
- Prudent financial management by ensuring the large infrastructure costs can be spread across all three decades
- Ensures infrastructure networks are resilient and 'fit for purpose'
- Ensures densities and quality compact urban form outcomes can be achieved
- Ensures best use of this valuable and rare resource

Developing greenfield land

We need to:

- use this greenfield land wisely
- create sustainable communities with houses, jobs, shops, community facilities and parks
- manage the rate we develop greenfield land over 30 years
- make the best use of infrastructure investment

Addressing the infrastructure challenge

- Each Future Urban area is large in scale
- No urban infrastructure
- Big projects with long lead in times
- Significant costs
- Cannot afford to go everywhere at once – we have to make choices
- Infrastructure providers need as much certainty as possible to inform their planning



The Proposed Sequence

Proposed timing for structure planning	Area for structure planning
Decade One 1st half 2012-2016	FUZ SHAs - NorthWest
	FUZ SHAs - South
	Other SHAs** - South
Decade One 2nd half 2017 - 2021	Paerata
	Whenuapai
Decade Two 1st half 2022 - 2026	Pukekohe
	Kumeu-Huapai
	Riverhead
	Redhills
Decade Two 2nd half 2027 - 2031	Warkworth North
	Opeheke - Drury
	Takanini
Decade Three 1st half 2032 - 2036	Warkworth South
	Karaka
	Silverdale-Dairy Flat
Decade Three 2nd half 2036-2041	Wainui
	-

Sequencing explained

- The areas which are more development ready are sequenced earlier
- Those areas earmarked for later years have significant infrastructure or other needs/issues

Examples

- Whenuapai has been extensively planned and has an established bulk infrastructure network
- Takanini has flooding and geotechnical challenges and time is needed to find a solution
- Dairy Flat is wholly rural and has not been planned and has no urban water or wastewater infrastructure

A Live Document

Monitoring and Review

- A living document – able to be updated and amended
- Monitoring is required to understand trends over time eg population growth
- Enables appropriate responses e.g. re-sequencing or if changes are made to the Rural Urban Boundary location
- Part of an overall review approach (brownfields and greenfields)

Process and Next Steps

- Consultation period **17 July to 17 August 2015**
- Keen to hear from you
- Various options to make submissions:
 - Shape Auckland Website feedback form
 - Four 'Have your say' events
 - Direct email address landsupplystrategy@aucklandcouncil.govt.nz
 - Hard copy brochures and feedback forms
- A hearing panel will receive verbal feedback and inform the final Strategy

Questions