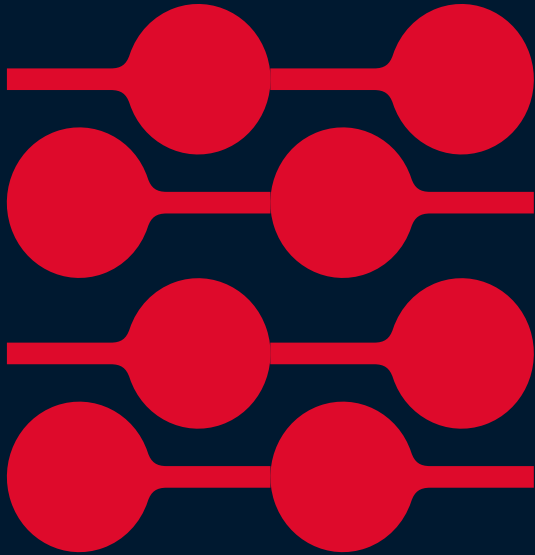


AUCKLAND COUNCIL



Te Aroturukitanga o te
Mahere ā-Wae ki Tāmaki
Makaurau

**Auckland
Unitary Plan.
Resource
Management
Act 1991,
Section 35
Monitoring:
B2.2 Urban
Growth and
Form**





Auckland Unitary Plan. Resource Management Act 1991, Section 35 Monitoring:

B2.2 Urban Growth and Form

December 2022

Technical Report

Plans and Places Department, Auckland Council

Auckland Council

Technical Report

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Executive summary

The Auckland Unitary Plan (AUP) became operative in part in November 2016. This report considers how effective and efficient the objectives, policies, rules, and other methods of the AUP have been in meeting the outcomes intended by the Regional Policy Statement (RPS) – Chapter B 2.2 Urban growth and form for the period 1 November 2016 to 21 June 2021.

This monitoring work will contribute to our knowledge base – what is working in the plan and where there may be challenges. This knowledge will help to inform future plan changes and fulfill the policy cycle. Additionally, this report will address the Section 35(2)(b) plan monitoring requirements of the Resource Management Act 1991 (RMA).

RPS Topic B2.2 Urban Growth and Form is the subject of this monitoring, and it is the overarching topic related to urban growth and includes residential, business, and urban form elements but which are also being dealt with in detail in other specific monitoring reports. This topic also deals specifically with growth in future urban greenfield areas. The objectives are:

Objective B.2.2.1 Urban Growth and Form

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *greater productivity and economic growth;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) *improved and more effective public transport;*
 - (e) *greater social and cultural vitality;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*
- (2) *Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A)*
- (3) *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*
- (4) *Urbanisation is contained within the Rural Urban Boundary, towns and rural and coastal towns and villages.*
- (5) *The development of land within the Rural Urban Boundary, towns and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

Indicators

Indicators have been identified for each objective. These are:

- The location of the Rural Urban Boundary (RUB) avoids:
 - the scheduled areas,

- Waitakere Ranges Heritage area,
 - elite soils,
 - commercially viable mineral resources,
 - significant natural hazard areas.
- The proportion of residential and business development located within the Urban Area 2016 is at least 70 per cent.
 - The proportion of residential and business development located within the Future Urban Zone is not increasing.
 - The proportion of residential and business development located at rural and coastal towns and villages is not increasing.
 - There is sufficient land within the RUB to accommodate a minimum 7 years projected growth.
 - The amount of urbanisation occurring outside of the RUB and Rural and Coastal Towns and Villages has not increased.
 - Structure planning and plan changes make explicit provision for infrastructure.
 - Availability of key bulk infrastructure funding.
 - The delivery of infrastructure to support new development in a timely manner so that housing and business development is not restricted by it.

Data and Information

A variety of data sources have been used to investigate this topic. These are:

- Building consents database
- Resource consents database
- Structure plans
- Plan changes.

Building consent data for dwellings and business development for the period 1 November 2016 to 21 June 2021 is provided in relation to:

- Land within the RUB, including towns with a RUB
- Land outside of the Urban Area 2016
- Land in Rural and Coastal Towns and Villages
- Land outside of the RUB.

Resource consent data for the period November 2016 to April 2021 has also been used to look at development of an “urban” nature within the FUZ, i.e., outside of the Urban Area 2016. This involved looking at resource consent applications in the FUZ for activities of an urban nature and which should ideally be located within urban zones. Resource consent applications for subdivision are also considered. Subdivision of sites below 4ha is generally not allowed in the FUZ and can adversely affect the ability to develop the land for urban activities.

The number of structure plans prepared in the review period and the number of plan changes adopted have been analysed to determine the extent to which the provision of infrastructure has been taken into account.

The plan change data includes spatial land areas added to the RUB and areas rezoned from Future Urban to urban zones such as residential and business zones.

Findings and Conclusions

The analysis has been structured around the objectives themselves as there is considerable overlap with the same indicators applying to several objectives.

The analysis shows that the RPS objective and policy on a quality compact urban form have been effective. The additions to the RUB and to Rural and Coastal Towns and Villages in the review period have been very minor. Only 55.2ha of land was added to the RUB. In the same period, 103.4ha was added to the FUZ or residential and business areas of Rural and Coastal Towns and Villages. This represents only 1.5 per cent of the total area of land within the RUB. Those areas that have been added, have avoided key sensitive areas identified in the policy.

Only a relatively small area of FUZ land (455ha) has been rezoned for urban purposes. While this may appear as though the policy of containing development primarily within the Urban Area 2016 has not been effective, it needs to be recognised that the policy does contemplate rezoning of the FUZ to urban zones.

However, in the next iteration of AUP monitoring, this observation could change as at the time that this report was being prepared, there were several plan changes in the process or private plan changes in progress, seeking to rezone FUZ land to urban zones.

The data also shows that most residential and business development is occurring within the RUB and the Urban Area 2016. A total of 96.6 per cent of building consents for dwellings were within the RUB and Rural and Coastal Towns and Villages. Of this, 85.4 per cent of dwelling building consents were within the Urban Area 2016. Very little growth is occurring within the FUZ, Towns and Rural and Coastal Towns and Villages (9.4 per cent of dwelling building consents) i.e., outside of the Urban Area 2016. In the FUZ, relatively few building consents for dwellings or business activity have been granted, and few resource consents sought and granted for subdivision and activities. Some dwelling and business consents are to be expected outside of the Urban Area 2016, as dwellings can be built in these areas and rural type business activity is also able to occur in the FUZ. However, the consenting of non-rural business activity in the FUZ needs to continue to be monitored.

The analysis shows that all five of the structure plans that have been prepared since 2016 addressed the issue of the provision of infrastructure. Plan changes to rezone land from Future Urban to urban zones also all addressed the provision of infrastructure but not all had infrastructure actually provided for. Overall, it is not considered that the objective on the provision of adequate infrastructure is being well achieved as there is considerable uncertainty about the provision and funding of infrastructure for many proposals to rezone land for urban purposes. It is considered that the policy framework is clear in the need for infrastructure to be provided. However, the language could be stronger and perhaps be more explicit about funding and this needs to be considered further.

The findings of the following monitoring reports are also relevant to this report:

- B2.3 A Quality built environment
- B2.4 Residential Growth
- B2.5 Commercial growth
- B2.6 Rural and Coastal Towns and Villages
- B7.3 Freshwater systems, B7.4 Coastal water, freshwater and geothermal water

The conclusions of the first four of these also support the view that the RPS objectives on urban growth and form are being achieved, particularly in relation to compact urban form, quality urban environment and providing sufficient development capacity. In terms of B7.3, because the topic is so broad there are no simple conclusions that can be drawn but the conclusions for key topic areas relevant to this report are summarised in the body of this report.

Overall, it is concluded that in this review period, the regional policy statement policy is being effective and efficient in achieving the objectives and outcomes sought relating to maintaining a compact urban form. However, there are three aspects that need to be closely monitored in the next review and could result in different conclusions being reached and these are:

- the consenting of non-rural business activity in the FUZ
- the outcome of private plan changes in the FUZ
- the provision and funding of infrastructure.

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Abbreviations in this report include:

Abbreviation	Meaning
AUP	Auckland Unitary Plan Operative in Part
Building consents database	Building consent decisions database
CCO	Council-controlled organisation
DPO	Development Programme Office
ERA	Environmental Results Anticipated
FULSS	Future Urban Land Supply Strategy 2017
FUZ	Future Urban Zone
NZUP	New Zealand Upgrade Programme
Resource consents database	Plans and Places resource consent decision tracking database
RMA	Resource Management Act 1991
RPS	Regional Policy Statement
RUB	Rural Urban Boundary
the council	Auckland Council
Watercare	Watercare Services Limited

1.0 Introduction

This report considers how effective and efficient the objectives, policies, rules and other methods of the Auckland Unitary Plan Operative in part (AUP) have been in meeting the outcomes intended by the Regional Policy Statement (RPS) – Chapter B 2.2 Urban Growth and Form. The monitoring is in accordance with 35(2)(b) of the Resource Management Act (RMA).

Section 35(2)(b) specifies that monitoring results are published every five years. The AUP became operative in part in November 2016 and will have been operative in part for five years in November 2021.

The findings seek to tell a story of what the AUP is achieving and where challenges to achieve the intended outcomes might be. With monitoring being a key link in the policy development lifecycle, the data can also provide the evidence base for taking appropriate action where necessary.

The terms ‘effectiveness’ and ‘efficiency’ are not explicitly defined in the RMA. For the purposes of this monitoring report the terms are generally interpreted as¹:

***Effectiveness** is the contribution that the provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address when compared with alternatives. The difficulty when assessing effectiveness is to be able to answer the question ‘how do we know that implementing the policy, rule or method led or contributed to the outcome?’*

***Efficiency** is an assessment of whether the provisions will be likely to achieve the objectives at the lowest total cost to all or achieves the highest net benefit relative to cost to all.*

The steps undertaken in this monitoring work are briefly summarised in Figure 1.

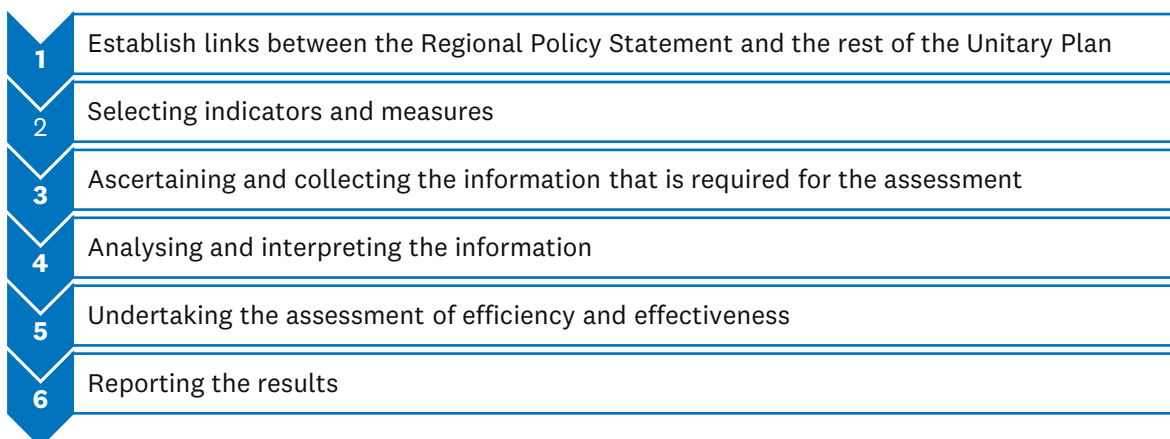


Figure 1. Steps in the monitoring process.

¹ Auckland Unitary Plan Monitoring Strategy 2018

1.1 RPS Chapter B2.2 Urban Growth and Form overview

In the Regional Policy Statement (RPS), Chapter B2.2 Urban Growth and Form addresses urban growth issues in Auckland. Auckland's growing population increases demand for housing, employment, business, infrastructure, social facilities, and services. However, growth needs to be provided in a way that addresses a number of matters which are set out in the objectives and policies. The objectives are:

Objective B.2.2.1 Urban Growth and Form

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *greater productivity and economic growth;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) *improved and more effective public transport;*
 - (e) *greater social and cultural vitality;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*
- (2) *Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A)*
- (3) *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*
- (4) *Urbanisation is contained within the Rural Urban Boundary, towns and rural and coastal towns and villages.*
- (5) *The development of land within the Rural Urban Boundary, towns and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

This report is an overarching report covering objective B2.2.1 Urban Growth and Form as a whole and brings together the findings from other reports to address, in particular, the matters in Objective (1). The focus of this report, however, is on Objectives (2), (3), (4) and (5) relating to managing growth.

The points under Objective (1) are, or will be, addressed in other monitoring reports as follows:

- (a) a higher-quality urban environment – Quality Built Environment Monitoring Report
- (b) greater productivity and economic growth – Commercial Growth and Industrial Growth Monitoring Reports
- (c) better use of existing infrastructure and efficient provision of new infrastructure – Infrastructure Monitoring Report
- (d) improved and more effective public transport – Transport Monitoring Report

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- (e) greater social and cultural vitality - Open Space & Rec Facilities Monitoring Report and Social Facilities Monitoring Report and Monitoring Reports on various Mana Whenua matters
- (f) better maintenance of rural character and rural productivity – Rural Monitoring Report
- (g) reduced adverse environmental effects – Monitoring Reports on Coastal water, freshwater & geothermal water, Indigenous Biodiversity, Outstanding Natural Features & Landscapes, Natural character.

The s35 Monitoring Report on B2.4 Residential Growth is also relevant in considering policies (2) and (3). The Rural and Coastal Towns and Villages component of objectives (4) and (5) is addressed primarily in the s35 Monitoring Report on B2.6 Rural and Coastal Towns and Villages, but some reference is made to these for completeness in terms of rezoning which adds urban zoned land to them. The s35 Monitoring Report on Coastal water, freshwater & geothermal water, while a draft at the time of preparing this report has been referred to as it is in part addresses Objective (1) (g) on environmental effects.

There is considerable crossover between the objectives and those in other sections of the RPS. Reference to concurrent and future monitoring topic reports are made where relevant.

This report addresses the Rural Urban Boundary (RUB) and the towns component of Objective B2.2.1. The towns addressed in this report are:

- Warkworth
- Kumeu-Huapai
- Riverhead
- Pukekohe.

Warkworth and Pukekohe are identified as towns in the Auckland Plan, and Kumeu-Huapai and Riverhead are included as they are towns with a RUB.

The key objective of the RPS is achieving a “quality compact urban form” which is an urban form with clear boundaries where the residential and commercial areas are relatively close together. In Auckland, most urban growth is expected to be inside the RUB:

- to promote efficient and timely provision of infrastructure;
- to protect natural and physical resources that have been scheduled for particular identified values; and
- to avoid urbanisation without appropriate structure planning.

The RUB and the Urban Area 2016 are shown in the figures in Appendix 1.

The objectives are supported by a series of policies in B2.2.2 Policies. These relate to the following:

- ensuring there is sufficient land within the RUB to accommodate a minimum seven years projected growth
- detailing the parameters that the RUB or any relocation of it should satisfy
- promoting a quality compact urban form
- limiting the use of the Future Urban zone (FUZ) to rural activities.

The key tool to achieve these policies is the RUB. Most urban growth is expected to be inside the RUB.

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The key zoning in relation to this monitoring topic is the FUZ. This is applied to rural land that has been identified as suitable for urbanisation. The FUZ is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes. Allowing activities to occur before structure planning and rezoning could compromise the future development of the land by, for example, activities occurring where a road alignment may be required, greater fragmentation of the land making amalgamation of sites and integrated development much harder.

The other key method in respect of managing urban growth is the preparation of structure plans as required by Policy B2.2.2(2) (f):

Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: ...

(f) follow the structure plan guidelines as set out in Appendix 1.

A structure plan is the first stage to enable and guide urban development and is a prerequisite to determining appropriate urban zoning. It is a plan that shows how an area of land can be urbanised, taking into account strategic directions, community aspirations, and constraints and opportunities. It shows the arrangement of various land uses and infrastructure. It also shows how the area connects to adjacent urban areas and wider infrastructure networks. Important natural features and heritage values are also identified. A structure plan does not rezone the land but forms the basis for council-initiated plan changes to achieve operative urban zones.

1.1.1 Connections with other parts of the plan

As noted above, this topic has close connections with several other sections of the RPS. Namely:

- B2.4 Residential growth
- B2.5 Commercial and industrial growth
- B2.6 Rural and coastal towns and villages
- B3 Infrastructure and energy
- B9 Rural.

Sections B2.4 Residential Growth and B2.5 Commercial and Industrial Growth are particularly relevant as the monitoring results from these are necessary to present a high-level analysis, which parts of B2.2 require. Section 35 monitoring reports have been finalised for the first two topics listed above and are referred to later in this report. The report for B2.6 Rural and Coastal Towns and Villages was still draft at the time of preparing this report. Reports on the other topics are to be prepared at a later date.

There is also a close relationship with section H18 Future Urban Zone of the Unitary Plan, as activities occurring in this zone determine whether the RPS policies are being effective or not in terms of protecting the land for future urban development and whether urban activities are occurring outside of the Urban Area 2016.

1.2 Auckland context

Auckland Plan 2050

The Auckland Plan was adopted in June 2018. Population growth is one of three key challenges facing Auckland and which the Auckland Plan 2050 addresses.

It is council’s long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. The plan sets the high-level direction for Auckland. It outlines the big issues facing Auckland, including the values that will shape how we work together to achieve the intended outcomes.

Around 1.66 million people currently live in Auckland. Over the next 30 years this number could grow by another 720,000 people to reach 2.4 million (see Figure 2)

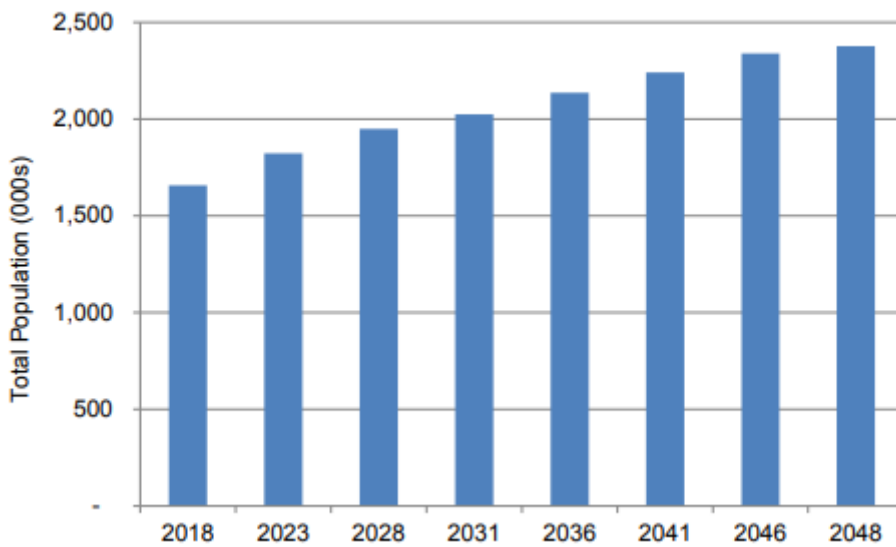


Figure 2 Projected total population in Auckland, at five-year intervals (2018 to 2048, medium series)²

The rate and speed of Auckland’s population growth puts pressure on our communities, our environment, our housing and our roads. It means increasing demand for space, infrastructure and services. The challenge for Auckland is where people will live and how they will move around.

The Auckland Plan indicates that approximately 313,000 new dwellings and 263,000 additional jobs will be needed to accommodate the growing Auckland population over the next 30 years³. The Auckland Plan 2050 anticipates that around 32 per cent of growth will occur in future urban areas and 6 per cent in rural areas. The remaining 62 per cent of growth is anticipated to be within the existing urban area. In future urban areas, this means approximately 133,000 dwellings are anticipated and around 1,400ha of business land is needed.

The plan’s Development Strategy and six outcomes set Auckland’s strategy to 2050. They consider how the key challenges of high population growth and environmental degradation will be addressed, and how shared prosperity can be ensured for all Aucklanders.

² Data source: Auckland Council, Land use scenario i11.

³ Auckland Plan 2050 June 2018 Page 202

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The Auckland Plan takes a quality compact approach to growth and development. This means future development will be focused in both existing and new urban areas within Auckland’s urban footprint.

The Auckland Plan Development Strategy

The Development Strategy is the key part of the Auckland Plan. It shows how Auckland will physically grow and change over the next 30 years. It takes account of the outcomes Aucklanders want to achieve, as well as population growth projections and planning rules in the Auckland Unitary Plan.

Auckland will take a quality compact approach to growth and development. A compact Auckland means future development will be focused in existing and new urban areas within Auckland’s urban footprint, limiting expansion into the rural hinterland.

In the context of this topic, how the quality compact approach to future development will be achieved includes by:

- ensuring sufficient capacity for growth across Auckland
- sequencing what gets delivered
- aligning the timing of infrastructure provision with development.

The Development Strategy says that in the next 30 years new communities will be established in future urban areas. These will be on the fringe of Auckland’s existing urban area, and in rural and coastal settlements.

Around 15,000ha of greenfield land that could accommodate approximately 137,000 homes and 67,000 jobs over the next 30 years have been identified as suitable for urban development. Expansion into greenfield areas will be managed within the RUB.

Development will be sequenced and timed for when these areas will be ‘live zoned’, rezoned for urban purposes in the AUP, and the necessary bulk infrastructure is in place. The Future Urban Land Supply Strategy 2017 outlines this approach in detail.

Development Strategy Monitoring Reports have been prepared and these should also be considered in conjunction with this report.

Future Urban Land Supply Strategy 2017

The council’s Future Urban Land Supply Strategy, July 2017 (FULSS) sets out a programme for sequencing the structure planning and rezoning of future urban land for development over 30 years across Auckland. The FULSS provides the timing, sequencing and locations for delivering land to meet the growth objectives of the RPS. It helps in ensuring sufficient development capacity and land supply is provided at the right time and in the right place as guided by the RPS policies.

This programme is intended to provide greater clarity and certainty to landowners, iwi, developers, infrastructure providers and council about when future urban land will have bulk infrastructure in place and be ready for urban development.

The programme specifically helps to inform:

- council’s infrastructure asset planning and management and its infrastructure funding priorities and sequencing that inform the council’s future Long-term Plans and the Annual Plans

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- central government agencies, such as the Ministry of Education, with medium to long-term projections, location, and investment decisions
- private sector infrastructure providers with forward planning and investment decisions.

The programme of sequencing the future urban areas spans over 30 years from 2017 – 2047. The timeframe is split into three decades and each decade into five-year intervals. Distributing the live zoning of future urban areas over this timeframe enables them to be proactively planned in an orderly and cost-efficient way, ensuring the areas are ‘ready to go’ with the required bulk infrastructure. Development capacity provided through this strategy needs to be considered in context with the overall development capacity provided across Auckland. The agreed sequencing of the future urban areas has therefore taken into account the feasible development capacity provided in the existing urban area.

The FULSS identifies the sequencing and timing of the large future urban areas (See Table 1 in Appendix 2).

The FULSS also sets out anticipated dwelling and employment capacities for the future urban areas, (see Table 2 in Appendix 2)

The FULSS has its own section on monitoring. This is to ensure responsiveness and the ability to deliver an adequate supply of development ready land in the right location and at the right time, specific monitoring will be undertaken on the strategy as part of a wider monitoring framework. The indicators identified in the FULSS have informed those used in this report so there is a high degree of commonality between them.

The strategy is monitored as part of the Auckland Plan Development Strategy Annual Implementation update. The last review of the FULSS was included in the Development Strategy Annual Monitoring report for 2019-2020. The next review of the FULSS has commenced as part of the Development Strategy monitoring.

2.0 Indicators

Indicators and measures have been developed to assess the progress toward achieving the objectives and outcomes intended by the RPS. They are qualitative or quantitative gauges that assess changes and help diagnose potential issues.

An **indicator** (for the purposes of this report) is a qualitative or quantitative gauge that displays degrees of progress to determine whether or not the AUP is moving in the right direction toward meeting its objectives. An indicator should be used to assess the condition of the environment, to identify changes to that condition, to diagnose problems and then to guide future changes to objectives, policies or methods (via plan change or plan review).

A **measure** is the selected information that enables evaluation of the indicator. Methods of measurement will differ depending on the indicator.

The selected indicators for this topic have been shaped by limitations. It was not possible to develop a set of indicators which encompassed all facets of the topic – this is due to constraints on time, resource, and data availability.

2.1 B2.2 Urban Growth and Form indicators and measures

2.1.1 Chapter B11 Monitoring and environmental results anticipated

Chapter B11 in the AUP sets out the monitoring and environmental results anticipated (ERA) of a regional policy statement. B11 is not exhaustive, and an ERA is not listed for every objective in the RPS. Chapter B11 explains -

Environmental results anticipated identify the outcomes expected as a result of implementing the policies and methods in the regional policy statement and provide the basis for monitoring the efficiency and effectiveness of those policies and methods as required by section 35 of the Resource Management Act 1991.

Environmental results anticipated are not additional objectives, policies or rules: they are indicators to be used when assessing progress towards achieving the objectives in the regional policy statement. These indicators should be used:

- *to assess the condition of the environment;*
- *to identify changes to that condition;*
- *to diagnose the causes of environmental problems; and*
- *to guide future changes to objectives, policies and methods.*

The indicators listed in section B11 for the urban growth objectives in B2.2.1 are set out in Table 1 below, note that Table B11.1 does not have indicators for Objectives B2.2.1(1) and B2.2.1(2). The addition of indicators for these objectives should be considered as part any future review of the RPS.

Table 1 RPS Urban growth and form indicators

Reference	Objective	Comments on the provision of ERA's (indicators) in B11
B2.2.1(1)	<p>A quality compact urban form that enables all of the following:</p> <p>(a) a higher-quality urban environment;</p> <p>(b) greater productivity and economic growth;</p> <p>(e) better use of existing infrastructure and efficient provision of new infrastructure;</p> <p>(d) improved and more effective public transport;</p> <p>(e) greater social and cultural vitality;</p>	<ul style="list-style-type: none"> • No Indicators listed. This monitoring work will draw on objectives and indicators created in other RPS monitoring topics.

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	(f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.	
B2.2.1(2)	Urban growth is primarily accommodated within the Urban Area 2016 (as identified in Appendix 1A).	<ul style="list-style-type: none"> No Indicators listed.
B2.2.1(3)	Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	<p>B11 lists the following indicators:</p> <ul style="list-style-type: none"> The ratio of median dwelling price to median household income decreases over time. Commercial, industrial and social facility development is not constrained by the amount or location of suitably zoned land which is available at any time. Land is available for residential, commercial and industrial uses in a variety of locations at a reasonable cost.
B2.2.1(4)	Urbanisation is contained within the Rural Urban Boundary, towns and rural and coastal villages.	<p>B11 lists the following indicators:</p> <ul style="list-style-type: none"> Urbanisation does not occur without prior structure planning and plan changes. Large scale residential and business development only occurs in urban zones.
B2.2.1(5)	The development of land within the Rural Urban Boundary, towns and rural and coastal villages is integrated with the provision of appropriate infrastructure.	<p>B11 lists the following indicators:</p> <ul style="list-style-type: none"> Structure planning and plan changes make explicit provision for infrastructure. Infrastructure to support development is delivered in a timely manner so that housing, commercial and business growth is not restricted by it.

A series of questions were formulated in order to develop appropriate indicators and measures for this topic (which were adapted through the process). Each indicator corresponds to an objective and its related policies. Every indicator has one or a number of ‘measures’ which break down what the indicator is intended to show.

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As the data collection proceeded the initial indicators were modified and some removed, mainly because the data was subsequently found to be unavailable e.g., GIS did not have reliable dwellings completed data.

Table 2 B2.2 Urban growth and form indicators

Objective	Indicator	Measure
<p>B2.2.1(1) A quality compact urban form that enables all of the following:</p> <p>(a) a higher-quality urban environment;</p> <p>(b) greater productivity and economic growth</p> <p>(c) better use of existing infrastructure and efficient provision of new infrastructure;</p> <p>(d) improved and more effective public transport;</p> <p>(e) greater social and cultural vitality;</p> <p>(f) better maintenance of rural character and rural productivity; and</p> <p>(g) reduced adverse environmental effects.</p>	<p>See Policy B2.2.2 (2) which refers to relocating the RUB while protecting and avoiding a number of areas listed.</p> <p>The location of the RUB avoids:</p> <ul style="list-style-type: none"> • the scheduled areas, • Waitakere Ranges Heritage area, • elite soils, • commercially viable mineral resources, • significant natural hazard areas. <p>See also B2.2.1(5) below on infrastructure in greenfield areas. See also Topic 3 Infrastructure, particularly the transport section for information on public transport.</p> <p>See also Topic B9 Rural and B7 Natural Environment.</p>	<ul style="list-style-type: none"> • See measures from other specialist topics to build the complete picture. • Ha/per cent of land added to the RUB that include: <ul style="list-style-type: none"> ○ Scheduled areas ○ Land in the Waitakere Ranges heritage area ○ Elite soils ○ commercially viable mineral resources, ○ significant natural hazard areas
<p>B2.2.1(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</p>	<p>The proportion of residential and business development located within the Urban Area 2016 is at least 70 per cent*.</p>	<ul style="list-style-type: none"> • Ha of land rezoned from Future Urban zone (FUZ) to residential and business zones • Number of new parcels created (subdivision) in land rezoned from FUZ • Number of new dwellings consented in land rezoned from FUZ • Location of new dwellings consented in land rezoned from FUZ • Number of business buildings consented in land rezoned from FUZ • per cent of growth in the above categories within the Urban Area 2016 • per cent of growth in the above categories not within the Urban Area 2016 <p>See also measures for B2.2.1 (4) below</p>

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		See also measures from Topic B2.3 Residential Growth and B2.5 Commercial and Industrial Growth.
	The proportion of residential and business development located within the Future Urban Zone, is not increasing.	<ul style="list-style-type: none"> • Number of new parcels created (subdivision) in the FUZ • Number of new dwellings consented in the FUZ • Location of new dwellings consented in the FUZ • Number of business buildings consented in the FUZ
	The proportion of residential and business development located at rural and coastal towns and villages is not increasing.	<ul style="list-style-type: none"> • Ha of land rezoned from FUZ or Rural to residential and business zones at rural and coastal towns and villages • Number of new parcels created (subdivision) in land rezoned from FUZ or Rural at rural and coastal towns and villages • Number of new dwellings consented in land rezoned from FUZ or Rural at rural and coastal towns and villages • Location of new dwellings consented in land rezoned from FUZ or Rural at rural and coastal towns and villages • Number of business buildings consented in land rezoned from FUZ or Rural at rural and coastal towns and villages • per cent of growth in the above categories located on land rezoned from FUZ or Rural at rural and coastal towns and villages
B2.2.1(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	See above for objective 2 There is sufficient land within the RUB to accommodate a minimum 7 years projected growth.	<ul style="list-style-type: none"> • Ha of land rezoned from FUZ to residential and business zones • Number of new parcels created (subdivision) in land rezoned from FUZ • Number of new dwellings consented in land rezoned from FUZ • Location of new dwellings consented in land rezoned from FUZ • Number of business buildings consented in land rezoned from FUZ

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<p>B2.2.1(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</p>	<p>The amount of urbanisation occurring outside of the RUB and rural and coastal towns and villages has not increased. See also s35 Monitoring Report B2.6 Rural and Coastal Towns and Villages.</p>	<ul style="list-style-type: none"> • Ha of FUZ or urban zoned land added to the RUB • Ha of FUZ or urban zoned land added to rural and coastal towns and villages • per cent of residential and business growth within the RUB • per cent of residential and business growth occurring in rural and coastal towns and villages <p><i>Note detailed data on residential and business growth from Objectives 2 and 3 above.</i></p>
	<p>Urban activities or development occurring in the rural zones have not increased</p>	<ul style="list-style-type: none"> • Number/per cent of resource consents granted for urban activities in the rural zone.
<p>B2.2.1(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.</p>	<p>Development is occurring following the preparation of structure plans.</p>	<ul style="list-style-type: none"> • Number of structure plans adopted. • Area of land developed without a structure plan
	<p>Structure planning and plan changes make explicit provision for infrastructure.</p>	<ul style="list-style-type: none"> • Number/per cent of structure plans that do not address the provision of trunk infrastructure. • Number/per cent of plan change areas that do not have trunk infrastructure physically available.
	<p>Availability of key bulk infrastructure funding.</p>	<ul style="list-style-type: none"> • Number/per cent of areas to be rezoned that have trunk infrastructure provided for in annual plans or there are funding agreements with developers.
	<p>The delivery of infrastructure to support new development in a timely manner so that housing and business development is not restricted by it.</p>	<ul style="list-style-type: none"> • Number/per cent of areas where trunk infrastructure is not physically available.

*Note: * The Auckland Plan 2012 referred to a 70:40 approach to development within and outside of the Urban Area 2016 but was subsequently removed from the Auckland Plan 2050 (2018). However, it is still considered an appropriate indicator for the purpose of assessing the RPS objectives.*

As this is the first monitoring report, the indicators which relate to whether proportions of development are changing, cannot be addressed in this report as there is no reference point to make comparisons with. Subsequent monitoring will be required to assess them. However, the differences between areas can be considered.

3.0 Data and information

A variety of data sources have been used to investigate this topic. These are:

- Building consents database
- Resource consents database
- Structure plans
- Plan changes.

Building consents database

The data below also uses building consent data for dwellings and business development and GIS spatial analysis. The categorization of activities to determine the dwelling or business status of the building consent is included in Appendix 3.

Dwelling building consent data includes consents for houses, town houses, apartments and retirement villages. Business building consent data includes a wide range of business activities including industrial buildings, storage facilities, restaurant and cafes, retail, and farm buildings.

The data covers the period 1 November 2016 to 21 June 2021.

Building consent data is provided in relation to:

- Land within the RUB, including towns with a RUB
- Land outside of the Urban Area 2016
- Land in Rural and Coastal Towns and Villages
- Land outside of the RUB.

As the building consent data was analysed, some irregularities were discovered such as incorrect coding between dwellings and business activity, so the data provides only a general understanding of the nature and location of growth. In the context of this topic and as will be seen from the analysis below, the numbers are small so the scale of any error is also small and in the context of the large scale of the areas under investigation, does not materially affect the general conclusions that can be drawn.

Resource consents database

Resource consent data from November 2016 to April 2021 has also been used to look at development of an “urban” nature within the FUZ, i.e., outside of the Urban Area 2016. This involved looking at resource consent applications in the Future Urban Zone for activities of an urban nature and which should ideally be located within urban zones. Only discretionary and non-complying activities have been considered as these are not generally contemplated in the zone. Activities that are discretionary or non-complying due to not meeting standards are not included as the activity itself may be permitted or restricted discretionary in the zone and therefore contemplated.

Resource consent applications for subdivision are also considered. Subdivision of sites below 4ha is generally not allowed in the Future Urban zone and can adversely affect the ability to develop the land in the future as a result of greater fragmentation and a greater number of landowners to coordinate.

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Further information, and additional limitations to the resource consent database are provided in the overarching monitoring summary report.

Structure plans and plan changes

The number of structure plans prepared in the review period and the number of plan changes adopted have been analysed to determine the extent to which the provision of infrastructure has been taken into account. A complete review of the structure plans has not been carried out as part of this review as they are a tool to implement the objectives and are referred to in the indicators in the RPS only in respect of infrastructure. However, such a wider review could be a worthwhile separate exercise.

The plan change data includes spatial land areas added to the RUB and areas rezoned from Future Urban to urban zones such as residential and business zones received as of 1 December 2021 and their status was that at August 2021.

4.0 Findings and analysis

This section reports on the data findings, and considers how effective and efficient the objectives, policies, rules, and other methods of the AUP have been in meeting the outcomes intended by the Regional Policy Statement. Where appropriate, recommendations are also provided.

4.1 Objective B2.2.1(1)

Objective B2.2.1(1) is a broad high-level objective and is:

A quality compact urban form that enables all of the following:

- (a) a higher-quality urban environment;*
- (b) greater productivity and economic growth;*
- (c) better use of existing infrastructure and efficient provision of new infrastructure;*
- (d) improved and more effective public transport;*
- (e) greater social and cultural vitality;*
- (f) better maintenance of rural character and rural productivity; and*
- (g) reduced adverse environmental effects.*

As noted above, reports on other monitoring topics are important to addressing this objective fully.

In support of this objective, Policy B2.2.2 (2) (see Appendix 4) is particularly relevant to understanding some of the specific outcomes to be achieved, notably maintaining a quality compact urban form while still enabling expansion of the RUB but addressing points (f) and (g). The policy refers to enabling the relocation of the RUB while protecting and avoiding a number of environmentally sensitive areas listed which are:

- the scheduled areas
- Waitakere Ranges Heritage area,
- elite soils,
- commercially viable mineral resources,
- significant natural hazard areas.

4.1.1 Indicators

As noted above other topics will include indicators that contribute to monitoring this objective, particularly points (a) to (e).

In relation to (f) and (g), the indicator is:

- The location of the RUB avoids:
 - the scheduled areas
 - Waitakere Ranges Heritage area

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- elite soils
- commercially viable mineral resources
- significant natural hazard areas.

4.1.2 Measures

Measures for parts (f) and (g) of this objective are:

- Ha/per cent of land added to the RUB that include:
 - Scheduled areas
 - Land in the Waitakere Ranges heritage area
 - Elite soils
 - commercially viable mineral resources,
 - significant natural hazard areas

4.1.3 What can the indicator and measures tell us?

These indicators and measures seek to answer the question of whether a quality compact urban form is being created that delivers the outcomes in the policy of maintaining rural character and productivity and avoiding adverse environmental effects in the rural area. To answer the question the approach has been to assess whether the areas listed in the policy have been avoided by urban development when extensions are made to the RUB.

4.1.4 Findings

In relation to Objective (1) (a) and (g), other relevant monitoring reports which have been prepared are discussed at the end of this section.

In relation to Objective 1 (f) and (g), in the review period, 1 November 2016 to 1 December 2020, 55.2ha of land was added to the RUB. This was all at Pukekohe (Figure 3) and was a result of the resolution of appeals to the AUP.

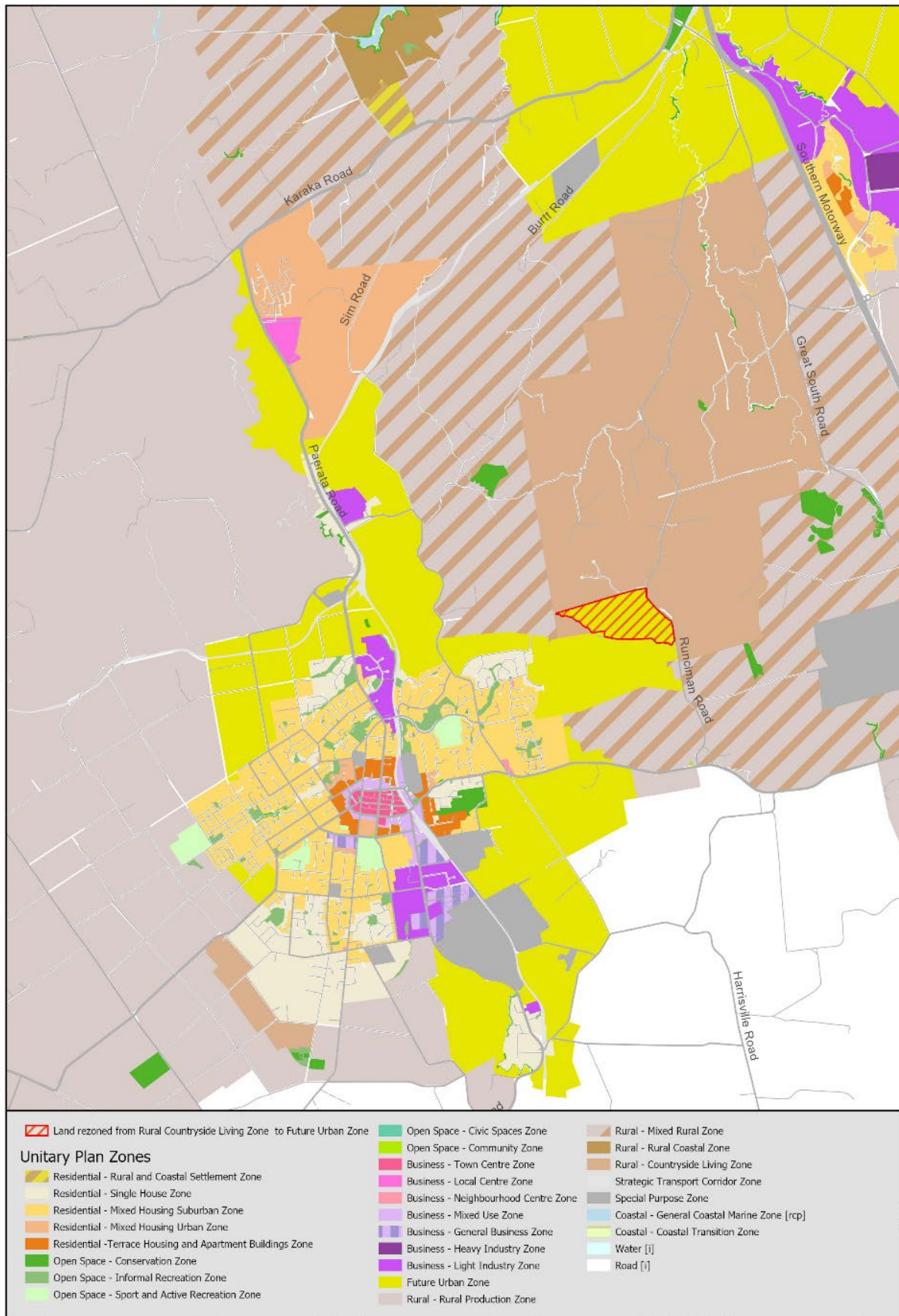


Figure 3 RUB Extension at Pukekohe

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In the same period, 103.4ha was added to the FUZ or residential and business areas of Rural and Coastal Towns and Villages, (see section 4.2.4.1 below for a list of where this 103.4ha is located).

In the case of the Clayden Road plan change discussed below in section 4.2.4.6, part of the Future Urban zone (.5ha) was rezoned to Countryside Living to reflect topographical issues. The RUB was therefore also moved and slightly reduced in area.

The combined net addition to the RUB and the Rural and Coastal Towns and Villages is therefore 158.1ha.

Considering the total area of future urban land within the RUB, which in 2016 was 10,673ha, this is a very small amount of land (1.5 per cent) that has been added to the RUB and Rural and Coastal Towns and Villages.

In terms of the sensitive areas, of the 55ha added to the RUB, only 5ha was added that included flood plains and this was at Pukekohe. It reflects the stream network that drains the area added to the RUB. The Pukekohe-Paerata Structure Plan identified a riparian buffer to reduce the hazard. None of the land added to the RUB included any of the other areas identified in Policy B2.2.2(2) (see Table 3).

Table 3 Land added to the RUB including protected areas

Protected area or Feature	Hectares
Scheduled areas	
Historic Heritage Extent Of Place	0
Historic Heritage Overlay	0
Notable trees	0
Wetland Management Area Overlay	0
Special Character Overlay	0
Significant Ecological Area	0
Sites Of Significance to Mana Whenua	0
Outstanding Natural Landscape	0
Outstanding Natural Character	0
Outstanding Natural Feature	0
Waitakere Ranges Heritage Area Overlay	0
Local Public views Overlay	0
Locally Significant Volcanic Viewshaft	0
Elite Soils	0
Quarry Zone	0
Significant natural hazards	
Flood Plains	5
Coastal Inundation	0

Overall, objective B2.2.1(1) and policy B2.2.2 (2) relating to adding land to the RUB and avoiding sensitive areas, has been effective and efficient in achieving the outcome sought. The indicator reveals that there

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has only been one small extension to the RUB thus contributing to achieving a compact urban form. Further, the extension has generally avoided sensitive areas that the policy seeks to protect.

At this time, no recommendations are necessary as no issues have been highlighted, however a longer time period is needed to establish trends.

Other s35 Monitoring Reports

In terms of Objective 1 (a) and (g) the key findings from other reports prepared in this review period that are relevant to this report include:

- B2.3 A Quality built environment
- B7.3 Freshwater systems, B7.4 Coastal water, freshwater and geothermal water

Monitoring reports have not yet been prepared which relate to Objective 1 (b), (c), (d), (e) or (f).

B2.3 A Quality built environment

In relation to Objective B2.2.1 (a) the s35 Monitoring Report on B2.3 A Quality built environment, addresses the objective in considerable detail. It provides the following overall trends and observations.

The analysis identified the following successes and has shown that the AUP is both efficient and effective in many aspects of development in the residential and the Business – Mixed Use zone. These relate to:

- residential intensification at levels promoted through the zoning principles and zone standards support AUP and The Auckland Plan growth objectives
- residential developments and zones progressively intensify towards centres and transport corridors, reinforcing the AUP hierarchy of centres and corridors
- enabling sites to maximise housing yield with unlimited density provisions enabled through the land use-led subdivision consenting process
- enabling a wide range of housing types and sizes to meet the diverse needs of Aucklanders
- achieving good form, design and function in many developments across all suburban and urban residential areas of Auckland, regardless of location, socio-economic group, market or other external factors
- achieving good quality street frontage appearance for most developments in the residential zones.

The analysis also revealed potential issues and emerging trends where the AUP is less effective or efficient. These mainly relate to:

- managing the effects (e.g. shading, privacy, dominance) of new development on adjacent sites which could affect the existing and future re-development potential of these sites
- the pressure of high-density residential developments compromising site amenity and functionality
- recognising complexities and uniqueness of housing types – currently a single generic set of standards is applied to all housing types whether it's a standalone house or an apartment building
- issues with building form, scale and bulk relative to site conditions (e.g. size, dimensions) to accommodate more intensive terrace housing and apartment developments
- type and scale of earthworks producing poor site amenity and functionality in some developments
- insufficient standards to address climate change at a site-specific level – particularly the need for better stormwater management and quality landscaping

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- Inadequate waste management within the site and street environment
- managing the safety of pedestrians within sites and the street.

These findings are helpful in informing the effectiveness of Objective 2.2.1 (1)(a) on a higher-quality urban environment which is effective in some respects but with limitations in others.

B7.3 Freshwater systems, B7.4 Coastal water, freshwater and geothermal water

In relation to Objective B2.2.1 (1)(g) the s35 Monitoring Report on B7.3 Freshwater systems, B7.4 Coastal water, freshwater and geothermal water is also helpful in addressing Objective B2.2.1 (1)(g).

The following is high level comment on the conclusions of the report and its accompanying technical reports. While the reports address the effects on the environment and the effectiveness of the RPS policies, this summary primarily focuses on the effects on the environment as that is what Objective B2.2.1(1)(g) addresses.

The most relevant findings in the context of this report and whether adverse environmental effects are being reduced, are summarised below.

Water Quality

- There is evidence of water quality degradation across Auckland's coastal water, rivers, lakes and groundwater. In general, areas that are excellent and good are being maintained, and degraded areas are improving. There are localised areas where the state is getting worse.

Stream and wetlands

- Under the AUP, 75 resource consents allowed for the reclamation of 20km of permanent streams and intermittent streams and 5.5 ha of wetland.
- This is a very small proportion of Auckland's freshwater systems (approximately 0.06 per cent of the region's permanent streams, 0.2 per cent of the intermittent streams and 0.09 per cent of the wetlands). Much of the stream and wetland loss was for residential development in greenfield areas. It is difficult to comment on whether this was an appropriate extent of loss, noting that the AUP seeks for loss to be 'minimised' rather than 'avoided'.

Wastewater networks

- Watercare reported a slight improvement in the wet weather overflow target trends in 2020-21. A limitation of considering this target on its own is that it does not illustrate the volume of overflows, or changes to the number of overflow points in the network.
- A decreasing trend of uncontrolled wet weather overflows was also reported and linked to drier weather. This analysis highlights that climate variability may have an increasing impact on overflow trends in the future.
- There was an increase in uncontrolled dry weather overflows under the Network Discharge Consent in the last reporting year (2020-21). Fats and rags have been an increasing cause of overflows; however, the apparent increase may also relate to improved reporting processes.

Stormwater

- Auckland's urban streams continue to be impacted by the effects of stormwater pollutants.
- The treatment of stormwater is largely limited to the high-risk areas of high contaminant producing car parks and high use roads, and opportunities for stormwater treatment in other areas should be pursued.

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- Stormwater mitigation is not being consistently required for residential development that exceeds the maximum impervious area thresholds.
- The AUP provisions are not effective at protecting the function of riparian areas. Clearer guidance and direction, particularly with regard to the role of riparian areas and riparian vegetation in maintaining and improving water quality is required.

Land disturbance

- Auckland's urban streams continue to be impacted by the effects of stormwater pollutants.
- The treatment of stormwater is largely limited to the high-risk areas of high contaminant producing car parks and high use roads, and opportunities for stormwater treatment in other areas should be pursued.
-

These show that there is mixed success in urban development achieving reduced adverse environmental effects.

4.2 Objective B2.2.1(2), Objective B2.2.1(3) and Objective B2.2.1(4)

Objective B2.2.1(2), Objective B2.2.1(3) and Objective B2.2.1(4) are considered together as the measures are similar and the data readily contributes to measuring the indicators for all three objectives. The objectives are:

- (2) *Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).*
- (3) *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*
- (4) *Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.*

4.2.1 Indicators

The indicators for Objective B2.2.1(2) are:

- The proportion of residential and business development located within the Urban Area 2016 is at least 70 per cent.
- the proportion of residential and business development located within the Future Urban Zone is not increasing.
- The proportion of residential and business development located at rural and coastal towns and villages is not increasing

The indicator for objective B2.2.1(3) is:

- there is sufficient land within the RUB to accommodate a minimum seven years projected growth.

The indicators for B2.2.1(4) are:

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- the amount of urbanisation occurring outside of the RUB and rural and coastal towns and villages has not increased
- urban activities or development occurring in rural zones have not increased.

4.2.2 Measures

The measures for B2.2.1(2) on the Urban Area 2016 are:

- Ha of land rezoned from Future Urban zone (FUZ) to residential and business zones
- Number of new parcels created (subdivision) in land rezoned from FUZ
- Number of new dwellings consented in land rezoned from FUZ
- Location of new dwellings consented in land rezoned from FUZ
- Number of business buildings consented in land rezoned from FUZ
- per cent of growth in the above categories within the Urban Area 2016
- per cent of growth in the above categories not within the Urban Area 2016
- Number of new parcels created (subdivision) in the FUZ
- Number of new dwellings consented in the FUZ
- Location of new dwellings consented in the FUZ
- Number of business buildings consented in land rezoned from FUZ

Measures are also included in relation to Rural and Coastal Towns and Villages, and these are slightly different to those relating to the Urban Area 2016 as they include reference to land rezoned from rural as well as FUZ.

- Ha of land rezoned from FUZ or Rural to residential and business zones at towns
- Number of new parcels created (subdivision) in land rezoned from FUZ or Rural at towns
- Number of new dwellings consented in land rezoned from FUZ or Rural at towns
- Location of new dwellings consented in land rezoned from FUZ or Rural at towns
- Number of business buildings consented in land rezoned from FUZ or Rural at towns
- per cent of growth in the above categories located on land rezoned from FUZ or Rural in Towns (See also Rural and Coastal Towns and Villages Monitoring Report)

The measures for B2.2.1(3) on sufficient development capacity are:

- Ha of land rezoned from Future Urban zone (FUZ) to residential and business zones
- Number of new parcels created (subdivision) in land rezoned from FUZ
- Number of new dwellings consented in land rezoned from FUZ
- Location of new dwellings consented in land rezoned from FUZ
- Number of business buildings consented in land rezoned from FUZ

The measures for B2.2.1(4) are:

- Ha of FUZ or urban zoned land added to the RUB
- Ha of FUZ or urban zoned land added to rural and coastal towns and villages
- per cent of residential and business growth within the RUB
- per cent of residential and business growth occurring at rural and coastal towns and villages
- Number/per cent of resource consents granted for urban activities in the Rural Zone (Refer to the s35 Monitoring Report Rural when it is complete))

4.2.3 What can the indicator and measures tell us?

The key question that these indicators and measures seek to address is, how much and what proportion of urban development is occurring inside and outside of the RUB, Towns, and Rural and Coastal Towns and Villages and how much urban development is occurring within and outside of the Urban Area 2016. This will determine the effectiveness of the RUB and the associated objectives and policies in achieving a compact urban form.

They will also determine if sufficient residential, commercial, and industrial development capacity is being provided to accommodate growth projections.

As this is the first monitoring report some of the indicators which relate to trends cannot be fully addressed, particularly where the data set for the period is small, and subsequent monitoring will be required to assess them.

4.2.4 Findings

The findings on these objectives are presented below under three broad themes as the indicators and measures relate to them all. The themes are:

- Additions of land to the RUB and Rural and Coastal Towns and Villages
- Dwelling and building consents in relation to the RUB, Urban Area 2016 and Rural and Coastal Towns and Villages
- Development within the FUZ
- Land rezoned from FUZ to urban.

4.2.4.1 Additions of land to the RUB and Rural and Coastal Towns and Villages

This section considers the findings in relation to the compact urban form elements of the indicators for Objectives B2.2.1(1) and B2.2.1(4).

The discussion in this section relates to the following indicator:

- the amount of urbanisation occurring outside of the RUB and rural and coastal towns and villages has not increased.

Rural and Coastal Towns are dealt with specifically in a separate s35 Monitoring Report, B2.6 Rural and Coastal Towns and Villages, but this growth aspect of them is addressed here for completeness.

As discussed above in 4.1.3 above, in the review period, 55.2ha of land was added to the RUB and this is all zoned FUZ and was all at Pukekohe (see Figure 3 above).

Considering the total area of Future Urban land within the RUB at 2016 was 10,673ha, this is a very small amount of land (0.5 per cent) that has been added to the RUB.

In comparison, in the same period, 103.4ha (Table 4) was added to the FUZ or residential and business areas of Rural and Coastal Towns and Villages.

Table 4 Urban zoned land added to the Rural and Coastal Towns and Villages

Zones	Area (ha)
Residential Zones	103
Business Zones	0.4
Total	103.4

This was made up of land at the following locations. See Table 5 (see maps in Appendix 5).

Table 5 Location of urban zoned land added to the Rural and Coastal Towns and Villages

Area	Hectares
Glenbrook	56.4
Clarks Beach	46.0
Leigh	0.09
Waitakere	0.19
Kaukapakapa	0.37
Puhoi	0.36
Total	103.4

The additional business area was at Glenbrook.

The combined areas added to the RUB and to the Rural and Coastal Towns and Villages comprises 158.6ha (55.2ha and 103.4ha) This is a very small increase in the context of the existing FUZ and Rural and Coastal Towns and Villages. As noted above, at Clayden Road, Warkworth, 0.5ha was removed from the FUZ and rezoned Countryside Living. This means there was net addition to the FUZ and Rural and Coastal Towns and Villages of 158.1ha.

These findings are discussed in section 4.2.4.6 below along with the findings for the other indicators for these objectives.

4.2.4.2 Residential and Business Building Consents in relation to the RUB, the Urban Area 2016 and in Rural and Coastal Towns and Villages

The findings provided in this next section are relevant to all the objectives. It considers building consent data to show how much, and where, residential and business development has been occurring in relation to the RUB, the Urban Area 2016, and Rural and Coastal Towns and Villages. Note that the RUB figures include the four towns of Warkworth, Kumeu-Huapai, Riverhead and Pukekohe.

Dwelling Building Consents

Table 6 shows a range of data on dwelling building consents. Each row has been given an alphabetical label to assist in understanding how some of the area calculations are arrived at and assist in identifying the references in the discussion and diagrams that follow the table.

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Table 6 Dwelling Building Consents

Areas	Number of Dwelling Building Consents	Percentage
A - Whole region	57,461	
B - Within the RUB (C+E+F+G+K)	53,749	93.5%
C - Within Urban Area 2016	49,063	85.4%
D - Within RUB and outside Urban Area 2016 (B - C) (excluding Waiheke)	4,686	8.2%
E - Towns* within RUB (including the FUZ adjoining the town)	3,392	5.9%
F - FUZ within RUB (excluding Urban Area 2016, Towns and Waiheke (D-E-G-K))	249	0.4%
G - New urban areas within the RUB**added outside of the Urban Area 2016	892	1.5%
H - Within Rural and Coastal Towns and Villages	1,780	3.1%
I - Inside the RUB and Rural and Coastal Towns and Villages (B+H)	55,529	96.6%
J - Outside RUB and outside Rural and Coastal Towns and Villages (ie Rural) (A - B - H)	1,932	3.4%
K - Within RUB in Waiheke	153	0.3%

* The towns are Warkworth, Kumeu-Huapai, Riverhead and Pukekohe.

** Includes 13 building consents from existing urban zoned areas that were not included within Urban Area 2016.

This shows that 93.5per cent (B) of dwelling building consents granted were located within the RUB. This is a positive outcome in terms of Objective B2.2.1(4). Of this, 5.9 per cent (E) were within Towns and a further 3.1 per cent (H) were within Rural and Coastal Towns and Villages. Only 249 or 0.4 per cent, (F) of dwelling building consents were located in the FUZ and this is discussed further in section 4.2.4.3 below.

Also identified in the table are dwelling building consents in new urban areas added outside of the Urban Area 2016 (G) and within the RUB. These include:

- areas rezoned from FUZ (see section 4.2.4.6 below)
- areas with urban zones and within the RUB but not included within the Urban Area 2016 eg Herald Island
- areas approved as Special Housing Areas eg Whenuapai, and not part of the Urban Area 2016.

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These areas accounted for 1.5 per cent of dwelling building consents. This means that 96.6 per cent of building consents for dwellings were within the RUB (B) and Rural and Coastal Towns and Villages (I). This indicates that Policy B2.2.1.(4) (growth is contained within the RUB, Towns and Rural and Coastal Towns and Villages) is being effective and efficient as very few dwelling building consents are being granted outside of these areas. The 3.4 per cent occurring outside of the RUB is not unreasonable as this represents the rural areas where dwellings can be built for rural residents.

In relation to Objective B2.2.1(2), (urban growth is within the Urban Area 2016), 85.4 per cent (C) of dwelling building consents were within the Urban Area 2016. Only 8.2 per cent (D) of dwelling building consents were outside of the Urban Area 2016 and within the RUB. This indicates that Objective B2.2.1(2) is being effective and efficient at managing the location of residential growth and largely containing it within the Urban Area 2016. Development in the Future Urban zone is discussed below in sections 4.2.4.3, 4.2.4.4, and 4.2.4.5.

Only 3.4 per cent (J) of the dwelling building consents are located outside of the RUB and the Rural and Coastal Towns and Villages i.e. in rural areas, refer to the Rural Monitoring Report for further detail on the rural area.

It needs to be noted that some dwelling consents are to be expected outside of the Urban Area 2016, as dwellings can be built in these areas often as a permitted activity. For example, in the Future Urban zone the rules essentially treat the area as a rural zone and dwellings are a permitted activity.

The following figures show the data graphically and Figure 4 clearly shows the large proportion of dwelling consents being located within the Urban Area 2016.

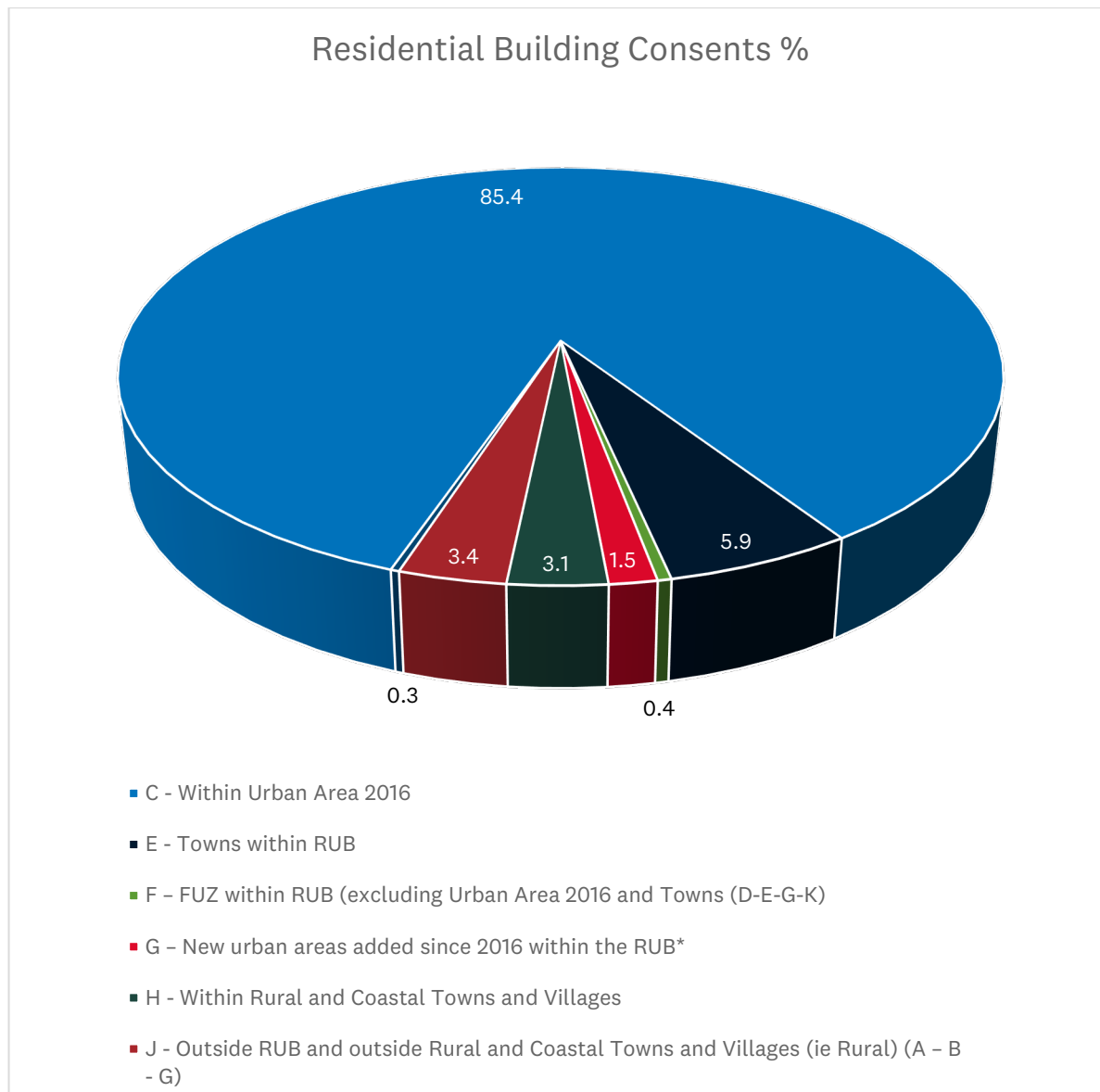


Figure 4 Residential Building Consents

To give a better visual representation of the data for areas outside of the Urban Area 2016, Figure 5 is included which shows the proportions of residential building consents for the areas other than in the Urban Area 2016.

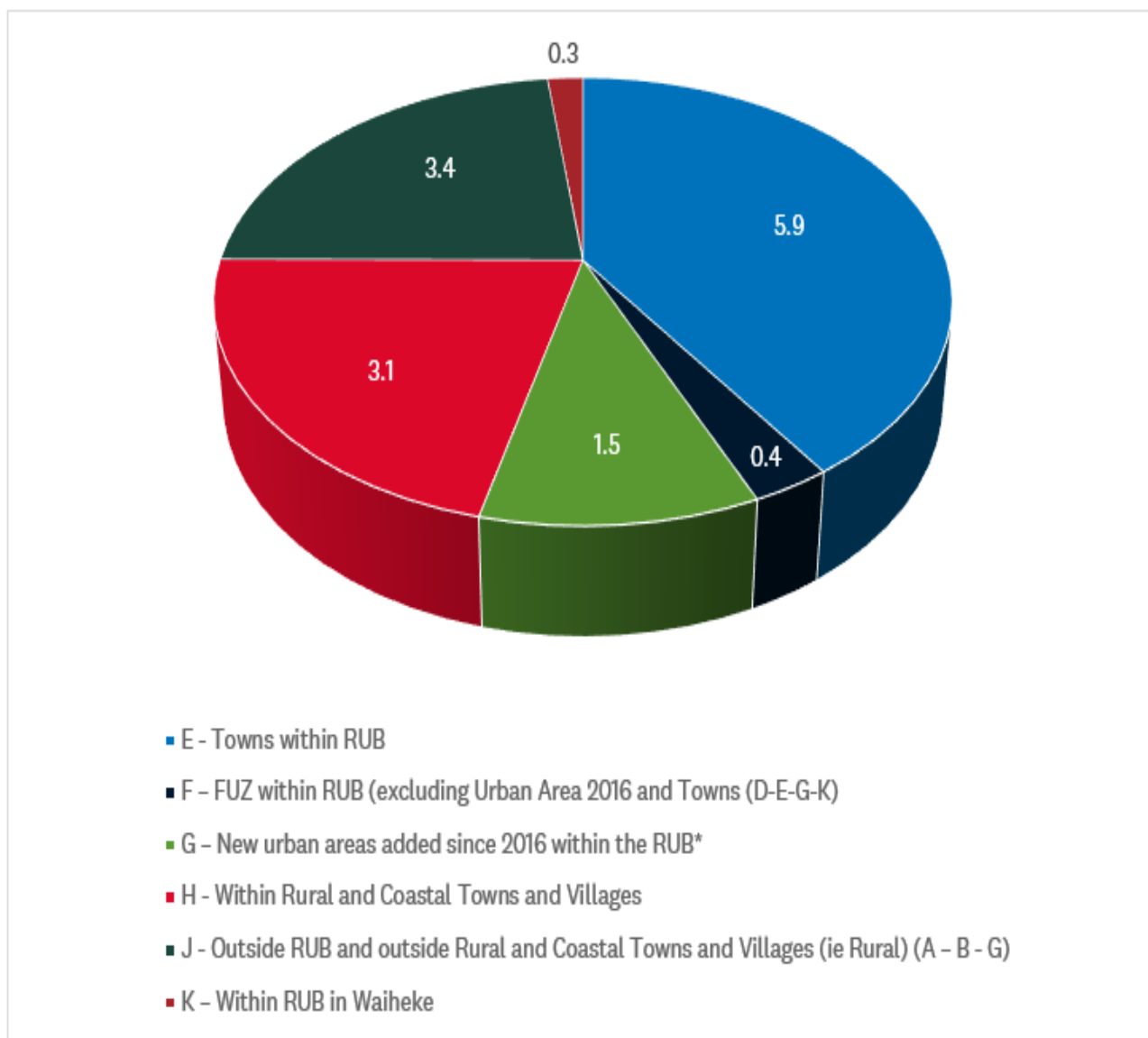


Figure 5 Residential Building Consents – Areas other than in the Urban Area 2016

To help illustrate the data in Table 6, and Figures 4 and 5 spatially, the following figures present a diagrammatic representation of the data for various parts of region. They show the total region, in the large box, and within that, various sub-parts and groupings of areas within the region e.g. Rural and Coastal Towns and Villages, the RUB, the Urban Area 2016. The letters in brackets match the row labels in Table 6. They are as follows:

- Figure 6 each of the relevant sub areas within the region
- Figure 7 all areas within the RUB
- Figure 8 areas within the RUB but outside of the Urban Area 2016.

The following diagram shows the dwelling consents for each of the discrete areas that make up the whole region.

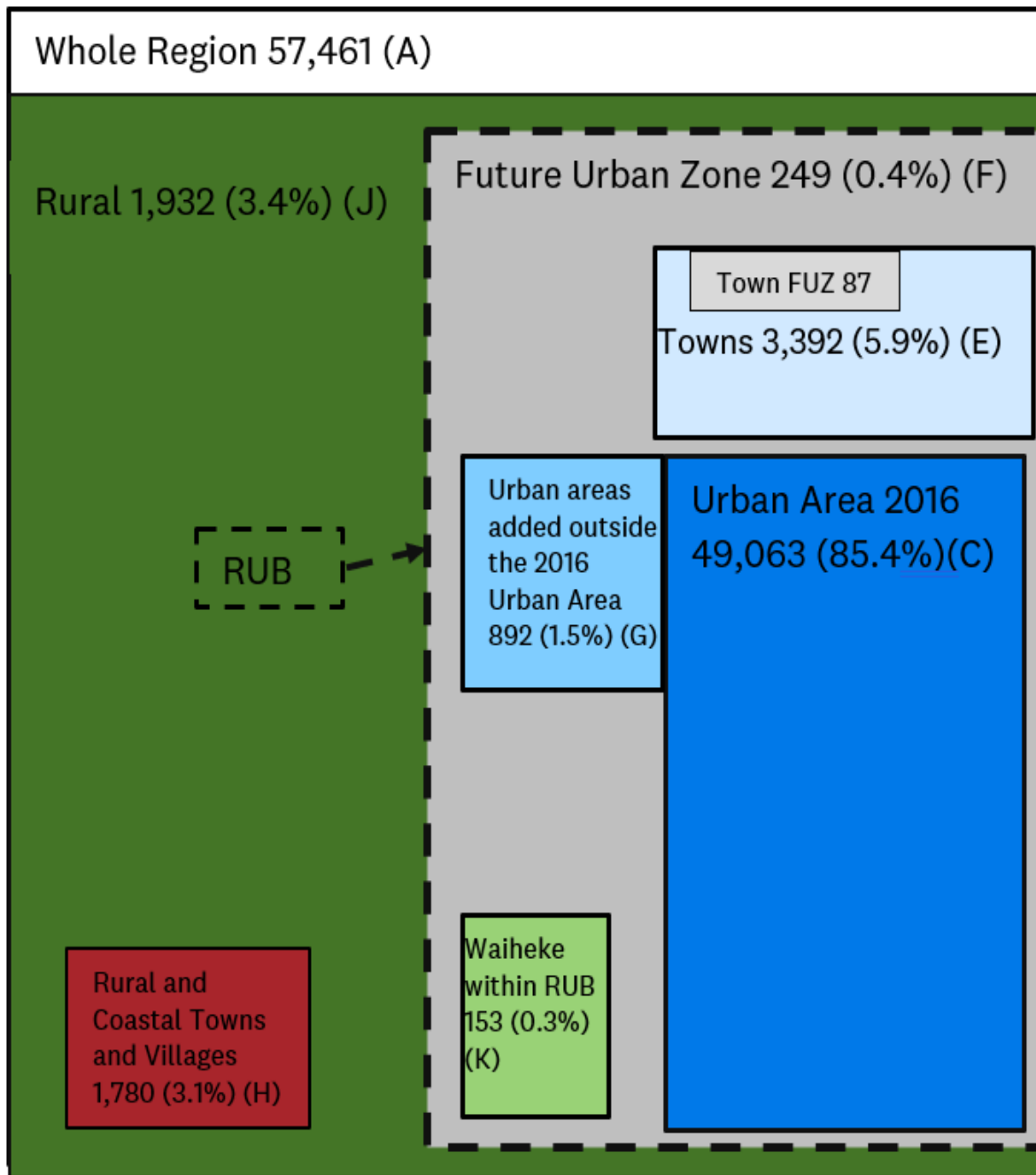


Figure 6 Dwelling Building Consents in the Various Sub-areas of the Region

Figure 7 shows all of the areas in the region that are within the RUB which are shown in blue.

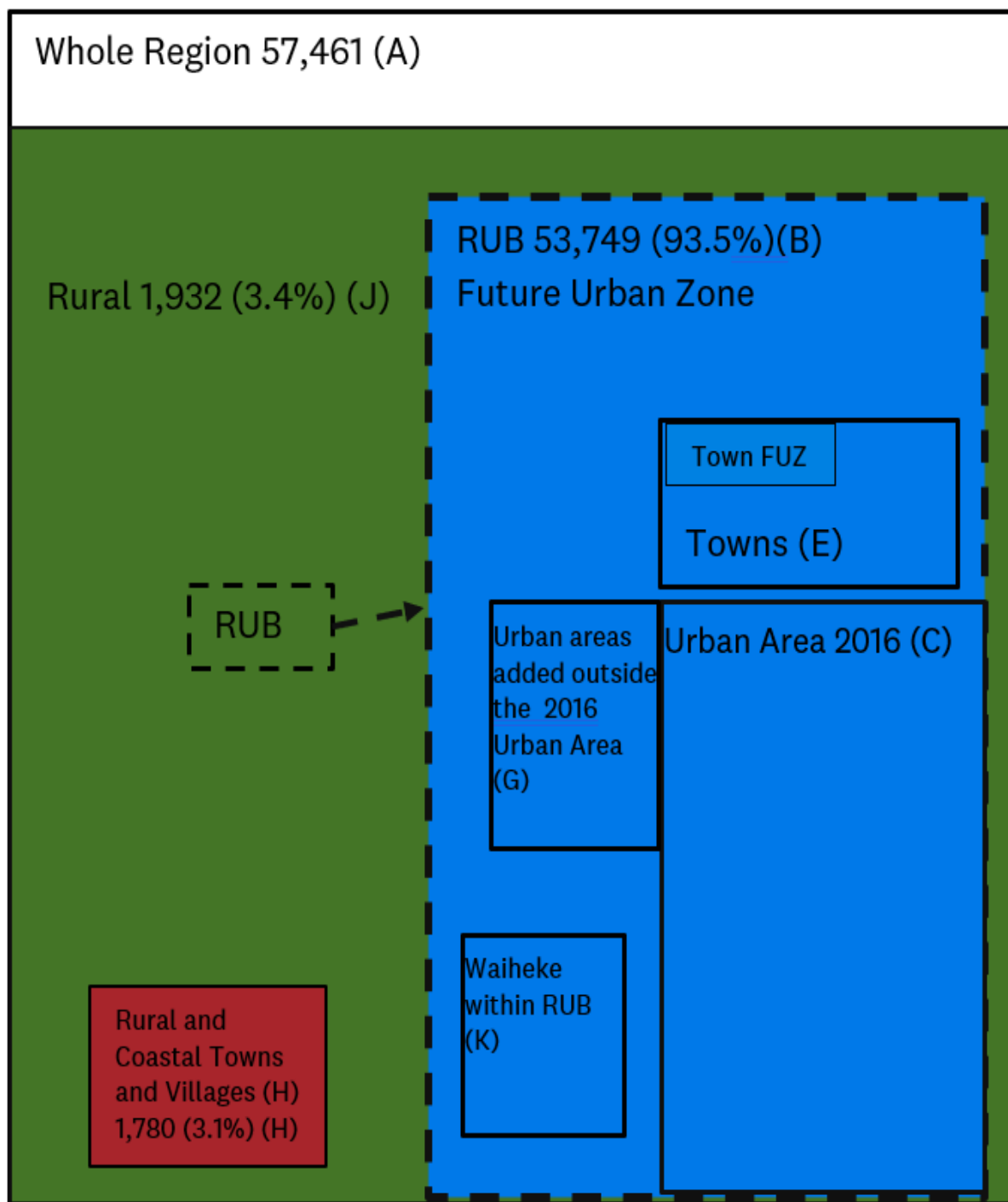


Figure 7 All Areas Within the RUB (Blue)

The following diagram shows the areas within the RUB but outside of the Urban Area 2016 and are shown in grey.

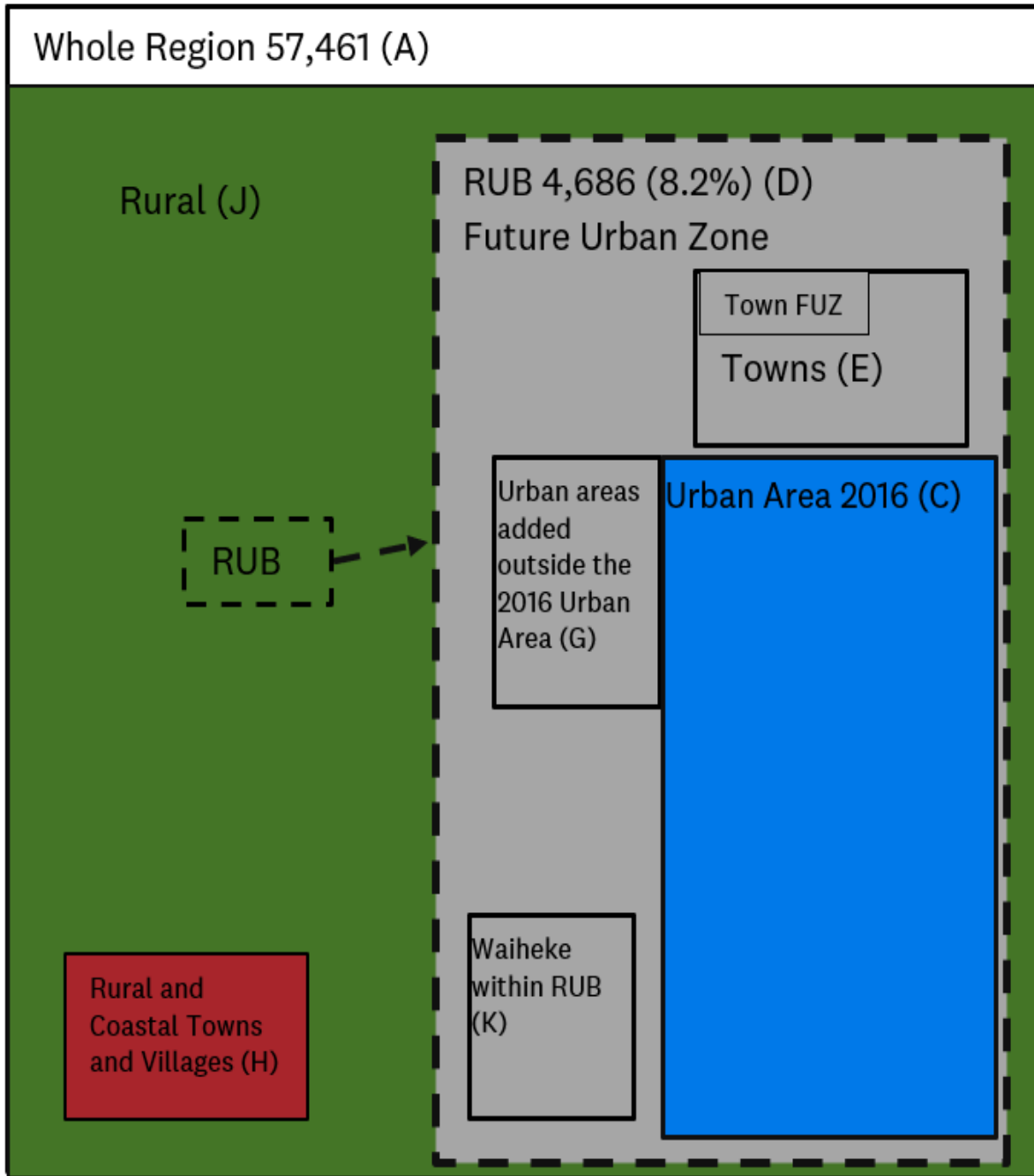


Figure 8 Areas Within the RUB Outside the Urban Area 2016 (Grey)

Business Building Consents

Table 7 shows a range of data on business building consents.

Each row has been given an alphabetical label to assist in understanding how some of the area calculations are arrived at and to assist in identifying the references in the diagrams that follow the table.

Table 7 Business Building Consents

Areas	Number of Business Building Consents	Percentage
A - Whole region	7,081	
B - Within the RUB (C+E+F+G+K)	5,093	72.0%
C - Within Urban Area 2016	4,632	65.4%
D - Within RUB and outside Urban Area 2016 (B - C)	459	6.5%
E - Towns within RUB	276	3.9%
F - FUZ within RUB (excluding Urban Area 2016 and Towns (B-C-E))	91	1.3%
G - New urban areas within the RUB* added outside of the Urban Area 2016	28	0.4%
H - Within Rural and Coastal Towns and Villages	410	5.8%
I - Inside the RUB and Rural and Coastal Towns and Villages (B+H)	5,503	77.7%
J- Outside RUB and outside Rural Towns and Villages (ie Rural) (A - B - G)	1,583	22.4%
K - Within RUB in Waiheke	64	0.9%

This shows that 72 per cent (B) of business building consents were granted within the RUB. This is a positive outcome in terms of Objective B2.2.1(5). Of this, 3.9 per cent (E) were within Towns and a further 6 per cent (H) were within Rural and Coastal Towns and Villages. This means that 77 per cent of business building consents were within the RUB and Rural and Coastal Towns and Villages (I). This indicates that Objective B2.2.1(4) (growth is contained within the RUB, Towns and Rural and Coastal Towns and Villages) is being effective and efficient as very few business building consents are being granted outside of the Urban Area 2016.

In relation to Objective B2.2.1(2) (urban growth being within the Urban Area 2016), 65.4 per cent (C) of business building consents were within the Urban Area 2016. This means that only 459 or 6.5 per cent (D) of business building consents were within the RUB but outside of the Urban Area 2016. This indicates that Objective B2.2.1(2) is being effective and efficient at managing the location of growth and largely containing it within the Urban Area 2016.

The proportion of business building consents outside of the Urban Area 2016 is greater than for residential dwellings. However, this is not surprising as in the rural and future urban areas, rural business activity is able to occur, and the Future Urban zone is expected to continue to be used as a rural zone until rezoning for urban development occurs. Whether the business activity is permitted or contemplated in the Future Urban zone is investigated further in section 4.2.4.3 below. Since the end of this monitoring period there has been concern expressed by some communities that there is an increase in non-rural business activities locating in the Future Urban zone so this needs to be a focus of future monitoring. This is discussed further below in section 4.2.4.5 Future Urban Zone Resource Consent Applications.

Outside of the RUB and the Rural and Coastal Towns and Villages (J) i.e. in rural areas, 22.4 per cent of the building consents occurred. This, as noted above, is again not unexpected as some of the business activity will be related to rural activities. This will be considered further in the B9 Rural Environment monitoring topic, to be reported on at a later stage.

Figure 9 shows the data graphically.

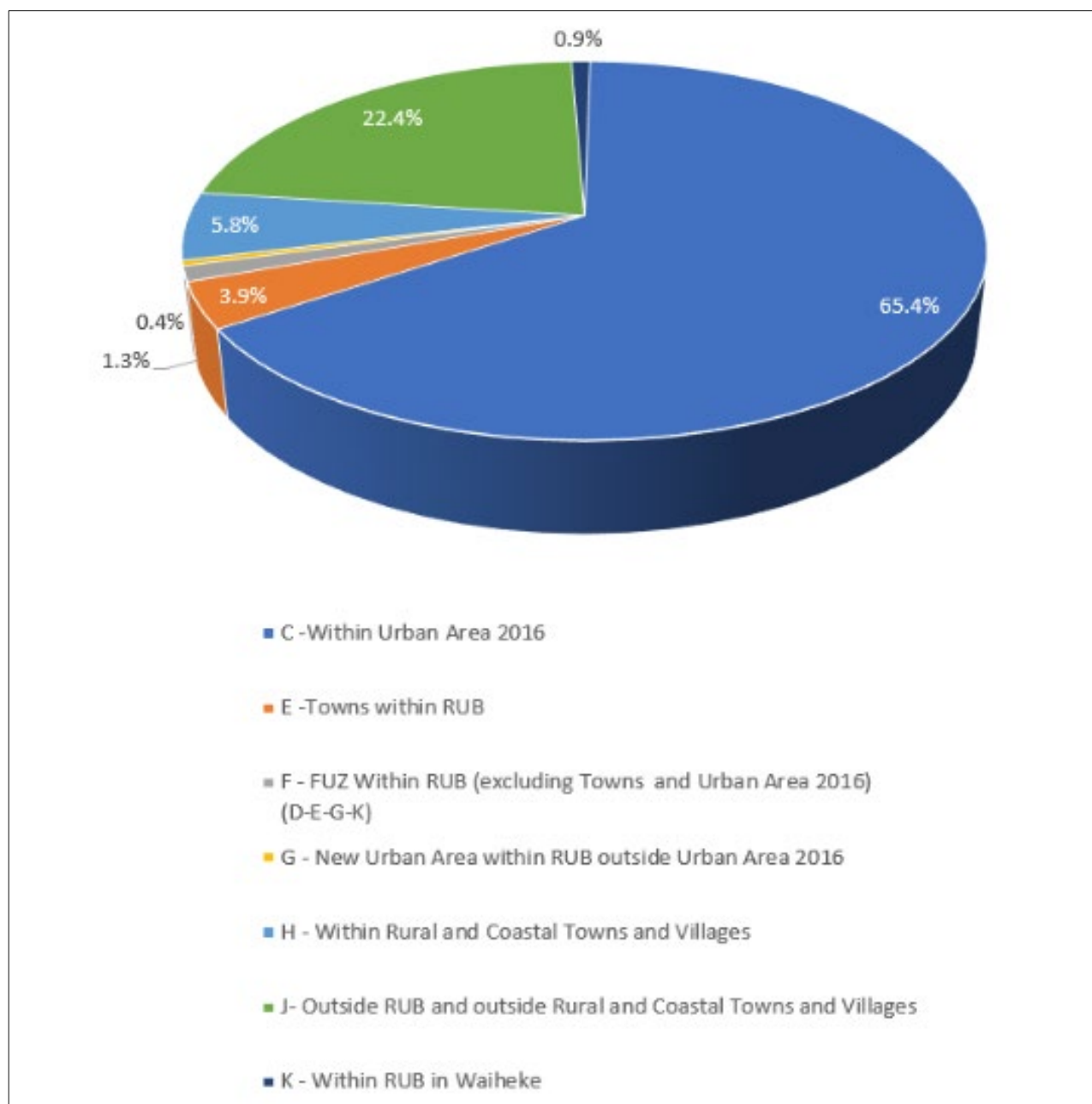


Figure 9 Business Building Consents

4.2.4.3 Urban Growth and Activity in the Future Urban Zone

This section considers urban activities specifically in the Future Urban zone as it is a clear indicator of whether urban activity is primarily occurring within the Urban Area 2016 (Objective B2.2.1(2)) and particularly the indicator - *the proportion of residential and business development located within the 2016 urban area is at least 70 per cent and the indicator the proportion of residential and business development located within the Future Urban Zone, is not increasing*. As noted above, as this is the first monitoring report, the indicators which relate to whether proportions of development are changing, cannot be fully addressed in this report and subsequent monitoring will be required to assess them. However, the differences between areas can be considered.

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The Future Urban zone is the “holding zone” for land for future urban development. Urban development and subdivision ahead of structure planning and plan changes are strongly discouraged as they can compromise the future urban development of the land. Subdivision fragments the land and can make urban development difficult due to many smaller parcels in different ownership. Buildings and structures can also make urban development difficult if they are located where, for example, infrastructure such as roads and stormwater ponds, need to be located.

Dwelling Building Consents

Only 0.4 per cent of dwelling building consents were located in the Future Urban zone (see Table 8). As noted above, some of this activity is contemplated within the zone so does not mean a failure of the policy.

Table 8 Residential Growth in the Future Urban Zone (excluding Towns)

Residential growth in the FUZ (excluding Towns)	Numbers in the FUZ
New dwellings consented	249
Per cent of all residential growth within the FUZ (dwelling consents)	0.4%

Given that there are 4,031 sites within the FUZ, consenting only 249 new dwellings is a very small number (6 per cent). As discussed below on subdivision, the number of new sites created is smaller (174 parcels) than the number of new dwellings therefore some of the new dwellings must be on existing sites. It is therefore considered that the policy of limiting development in the FUZ is being achieved.

Table shows where the dwelling building consents are located. The total in this table is larger than in the above table because it includes the FUZ area associated with the Towns.

Table 9 Location of Residential Growth in the FUZ including Towns

Dwelling Consents within the FUZ including Towns (as of 21st June 2021)	
Locality	No. of Consents
Warkworth	51
Dairy Flat Wainui	127
Kumeu-Huapai	27
Whenuapai	75
Takanini	16
Drury	31
Pukekohe/Clarks Beach	9
Total	336

Maps of the locations of the building consents are included in the figures in Appendix 6

The high number of building consents granted for Dairy Flat is uncertain as the building consents attributed to the northern part of Dairy Flat include dwellings in the Milldale subdivision to the north. A land parcel in the FUZ is in the same ownership as the Milldale land and it appears that some consents have been incorrectly attributed to that parcel in the data base. This aside, there is a significant number of

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dwelling consented in the south of the Dairy Flat area and this can be attributed to several factors. Firstly, the area is large at approximately 1,700ha so there are many existing properties. It is also a former countryside living zone and therefore includes a number of sites created before the land became FUZ and on which the owners are clearly still building homes. Further, it will be a long time before this area is to be urbanized: 2033-2038 in the Future Urban Land Supply Strategy. Therefore, it appears that landowners are prepared to build dwellings and live in the area in the meantime.

The larger number of building consents granted at Whenuapai is due to a single development in the east of the FUZ adjoining the northwest motorway. The Warkworth building consents are largely located in two locations adjoining existing urban developments at Mason Heights in the west and McKinney Valley in the south-east. Both areas are planned for residential development in structure plans but have not yet been rezoned. The development at Kumeu-Huapai where a number of building consents have been granted is also clustered about the edge of the zoned residential area, again in areas planned for residential development, but which have not yet been rezoned.

In these cases, while the development is via consents and not plan changes, it is expansion of the existing urban areas consistent with structure plans and existing urban form, and not ad-hoc development scattered throughout the FUZ zone. This means the development is less likely to have an adverse effect on the future development of the land compared to the more scattered development in the FUZ in the other areas.

The higher number of building consents granted for Drury Rural appears to be an anomaly in the data recording as some of the dwelling consents are associated with a site which runs a business refurbishing relocated houses. However, aside from this, the relatively small numbers of building consents granted compared to the size of the future urban areas in the south could reflect that the land is identified for development in the Future Urban Land Supply Strategy sooner (in some cases 20 years sooner) than some of the areas in the north. Therefore, an observation may be that landowners are holding off any redevelopment of their site to wait for rezoning of their land to an urban zone, rather than building individual dwellings on site now.

This data reinforces the effectiveness of Policy B2.2.1(2) in that very limited growth is occurring outside of the Urban Area 2016.

Business Building Consents

The following table shows business building consents in various locations in the FUZ.

Table 10 Business Building Consents in the Future Urban Zone (Excluding Towns)

Business Growth in the FUZ (Excluding Towns)	
Business buildings consented	91
% of all business growth within the FUZ	1.3%

Only 1.3 per cent of business building consents were located in the Future Urban zone. The nature of the business activities that are occurring is discussed further below in the section on resource consents granted within the FUZ. Of these 21 related to farm buildings and this is not surprising as in the Future Urban zone rural business activity is able to occur and in fact it is expected to continue to be used as a rural

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zone until rezoning for urban development occurs. As already noted, the nature of the business activity locating in the Future Urban Zone needs to be closely monitored in the future.

Table 11 below shows the areas where the business building consents have been granted.

Table 11 Business Building Consents within the FUZ including Towns

Locality	No. of Consents
Warkworth/Wellsford	19
Dairy Flat Wainui	44
Kumeu-Huapai	4
Whenuapai	9
Mangere	5
Takanini	10
Drury	18
Pukekohe	9
Total	118

The largest number are in the Dairy Flat Future Urban zone. This could be because, as is the case with the dwelling consents, some of these actually relate to the Milldale area to the north. The Dairy Flat numbers could also reflect the large size of the Dairy Flat Wainui FUZ (approximately 3,000ha) and the current rural use of large areas of the land. The numbers are similar for the other geographic areas.

4.2.4.4 Future Urban Zone Resource Consent Applications for Subdivision

This section looks at the subdivision resource consents granted. Most subdivision in the FUZ is a non-complying activity and therefore not contemplated.

In the period November 2016 to April 2021, there were 38 subdivision resource consent applications that included land zoned FUZ. Twenty-two of these added parcels in the FUZ and 16 were for boundary adjustments.

The applications resulted in the consenting of 174 additional parcels. Not all of these are new as there was an existing parcel that was subdivided e.g. a two-lot subdivision only creates one new parcel. Some of the parcels created have a split zoning i.e. part is in the FUZ and part is zoned residential. For example, a subdivision at Huapai has 5 parcels solely in the FUZ but 18 were partly in the FUZ and the adjoining residential zone. Some of the parcels are access lots and road parcels to vest, so not all of the parcels are buildable sites.

It needs to be cautioned that just because consent is granted it this does not necessarily mean that the consents will be followed through to the actual creation of the parcels.

In the context of the scale of the FUZ where there are a total of 4,031 parcels, 174 parcels being created is small.

The reasons that subdivision consents were granted include that they were not considered to be contrary to objectives and policies of the AUP and effects were no more than minor. In some cases, this was because the sites adjoined an existing residential zoned area, and they would not compromise the future urban development of the land. In several cases they were considered to be contrary to the objectives and

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policies, but the effects were considered to be no more than minor, and the subdivision would not compromise the future urban development of the site.

Only one subdivision was declined and that was because it was considered to be contrary to the objectives and policies and have more than minor effects. The decision was not appealed by the applicant. In another case, only part of the application was granted as it was considered that a second stage was contrary to the objectives and policies and the effects would be more than minor as the proposal adjoined an industrial area.

The location of the parcels consented is shown in Table 12 The table also shows the number of parcels created in each resource consent application.

Table 12 Location of Subdivision Resource Consent Applications

Locality	Number of parcels				
	Warkworth	Upper Orewa	Huapai	Drury	Pukekohe
Parcels in each application	16	1	3	33	4
	2	11	18	2	4
	20		2		2
	50				
Total	88	12	23	35	10

Several of the larger of these, as noted above in the discussion on dwelling building consents, are associated with large residential developments on the edge of existing urban areas e.g., Warkworth, Huapai and Drury. The 33 parcels identified at Drury have subsequently been rezoned from FUZ to residential. The parcels created on the edge of urban areas, account for in the order of 80 per cent of the parcels created. The number of sporadic parcels created throughout the FUZ is therefore very small and thus is not having a significant adverse effect on the future development of the land at this stage. This situation will need to continue to be monitored in the future.

4.2.4.5 Future Urban Zone Resource Consent Applications for Activities

This section considers resource consent applications for activities in the Future Urban zone throughout the region. This provides further understanding of how much “urban activity” is occurring outside of the Urban Area 2016 and within the RUB. Only discretionary and non-complying activities have been considered as these are not generally contemplated in the zone. Activities that are discretionary or non-complying due to not meeting standards are not included as the activity itself may be permitted.

There were 18 resource consent applications in the period November 2016 to April 2021 meeting the above criteria. These are listed in Table 13 below.

Table 13 Activity Resource Consents in the Future Urban Zone

Activity	Number of Resource Consents
Cleanfill	2
Childcare	2
Housing/ Show home	3
Industry	4
Rural Industry/activity	3
Visitor Accommodation	1
Cafe	1
Kennels	1
Total	17

Twelve of the applications were for discretionary activities and five were for non-complying activities. All of the applications were non-notified, and consent was granted. No one type of activity dominated the applications sought.

The applications occurred in the following locations shown in Table 14

Table 14 Location of Activity Resource Consent Applications in the Future Urban Zone

Location	Number of Consents
North	
Warkworth	3
Dairy Flat /Wainui	6
West	
Whenuapai/ Hobsonville/ Westgate	3
South	
Papakura	1
Drury	1
Pukekohe	3
Total	17

Considering the area of the Future Urban Zone (over 10,400ha) and the number of sites within it (4,031), this is considered a very small number of resource consent applications for activities in the zone.

Most applications were in the Future Urban zone in the north, particularly in the Dairy Flat Wainui area. This could be because the Dairy Flat Wainui Future urban zone is not to be development ready in the Future Urban Land Supply Strategy until 2033 – 2037 whereas the other areas are to be development ready sooner. Landowners in the other areas may be more prepared to wait for zoning changes rather than applying for resource consents to develop their land now.

It is therefore considered that given that urban activities are occurring within the Future Urban zone in very low numbers, they are not significantly compromising the policy of keeping urban growth primarily within

the Urban Area 2016. Neither are they, at a broad level, compromising the future urban development of the land, which can happen as described in section 1.1 above.

From a scan of a sample of granted resource consents, they were granted on the basis that they were not considered to be contrary to the objectives or policies and would have no more than minor effect. Some of the reasons were that they were extensions to activities already on the site, there were other similar activities on adjoining sites and in some instances the activities were viewed as temporary so could be removed from the site at the time of urban development. With some of the more recent resource consents an approach has been taken of placing a condition on the consent requiring a covenant to the effect that the resource consent would be relinquished once the land is rezoned and if the activity compromised future urban development. This means the activity has to be designed to be able to be removed in the future, if need be, to enable urban development.

The issue of resource consents for non-rural activities in the Future Urban Zone needs to be further monitored. Since the end of this monitoring period, anecdotally there appears to be an increase in the number of businesses not of a rural nature locating in the Future Urban Zone.

4.2.4.6 Land Rezoned from FUZ to Other Urban Zones

To further determine whether urban development is being contained within the Urban Area 2016 as required by Objective B2.2.1(2), this section looks at land that has been rezoned from FUZ to urban zones and is outside of the Urban Area 2016.

Table 15 shows the areas of FUZ rezoned to residential zones and business zones.

Table 15 Land Rezoned from FUZ to Other Urban Zones

Land rezoned from FUZ to urban zones	Hectares
Residential zones	441.2
Business zones	14.4
Total	455.6

The areas where land was rezoned from FUZ to urban zones is shown in Table 16 below.

Table 16 Location of Land Rezoned from FUZ to urban zones

Location	Total Area (ha)	Residential Area (ha) (includes open space)	Business Area (ha)
Warkworth North	83.3	73.2	10.3
Clayden Road - Warkworth	90.9	90.6	0.3
Foster Crescent, Snells Beach	4.6	4.6	
Birdwood West	24.7	24.7	
Takanini South	14.8	14.8	
Drury	162.3	161.5	0.8
Hingaia	4.0	2	2
Papakura	23.8	23.8	
Clarks Beach	47.0	46.0	1
Total	455.6	441.2	14.4

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These are shown spatially in Figures 10 and 11.

Figure 10 Areas of land rezoned from FUZ to urban zones in the south

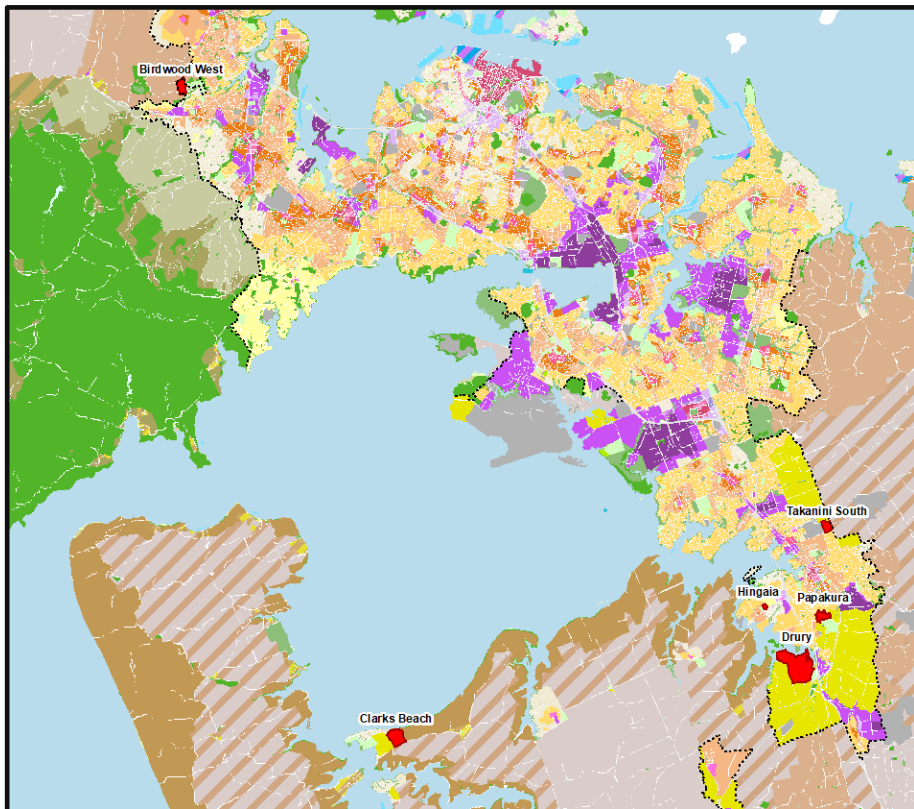


Figure 10 Areas of land rezoned from FUZ to urban zones in the south

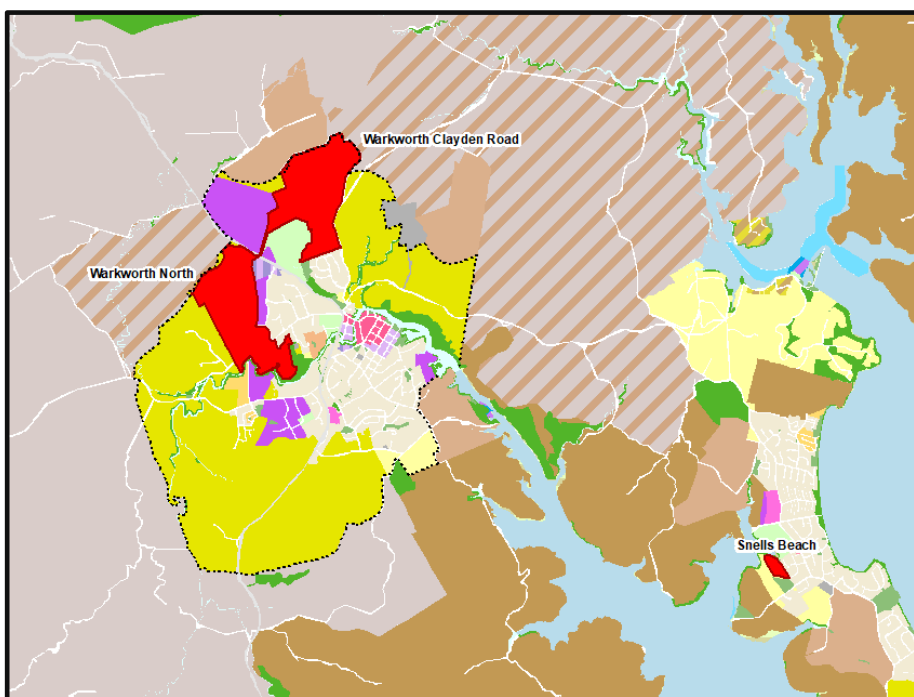


Figure 11 Areas of land rezoned from FUZ to urban zones in the north

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The last five of these areas rezoned were primarily Special Housing Areas (SHA) created under specific legislation the Housing Accords and Special Housing Areas Act 2013 which applied from 2013 until 2019. The legislation enabled the streamlining of new housing developments and allowed special housing areas to be designated under accords between the Government and Council.

At the Drury, Bremner Road area there was both an SHA and rezoning via a private plan change. In the case of the Birdwood area the rezoning was in response to submissions to the AUP.

The first three were the result of private plan changes to rezone the FUZ to residential and business zones. In the case of the Clayden Road change, part of the Future Urban zone (0.5ha) was rezoned to Countryside Living to reflect topographical issues. The extent of the RUB was therefore also reduced.

The following tables (Table 17 and 18) show the number of sites created and the number of dwelling building consents granted, except for the most recent operative plan changes, i.e. Warkworth North, Foster Crescent and Clayden Road, as the data is not available for these. The locations are shown in maps in Appendix 5 and 7)

Table 17 Residential Growth on Land Rezoned from FUZ

Development type	Number
New parcels created (subdivision)	586
New dwellings consented	575*

*Note: This figure is less than the figure for row G in Table 6 because figure G doesn't just include land rezoned from FUZ.

There were 16 business building consents granted on land rezoned from FUZ to urban zones.

Table 18 Dwellings Consented on Land Rezoned from FUZ to Urban

Location	Area (ha)	No. Dwellings Consented
Clarks Beach	46.0	27
Drury	161.0	168
Takanini South	15.0	292
Birdwood West	25.0	88
Hingaia	4.0	(school)
Papakura	24.0	N/A
Total	275	575

The rezoning of 455ha of land from FUZ to other urban zones means the objective of growth being primarily within the Urban Area 2016 has not been achieved in this regard. However, assessing the effectiveness of that objective has to be tempered against the fact that there is a policy in the RPS, B2.2.2 (3), that enables land within the future urban zone to be rezoned. Therefore, rezoning of Future Urban zoned land is not a failure of the objective and policy framework.

That most of this occurred through the SHA process and under separate legislation which was largely outside of the control of the Council, has to be taken into account in terms of considering the effectiveness of the objectives. However, even taking that into account, as a proportion of the area of the FUZ and total

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growth capacity of it, the extent (4.4 per cent) and the growth that these areas provide is relatively small. The 575 dwellings consented is only one per cent of the total dwellings consented in the region.

Also, the FULSS sets out a programme for the rezoning of FUZ land to urban uses, so while there is a policy of containment, it is also recognized that FUZ land will be rezoned for urban uses over time. The parts of the Warkworth and Drury areas where FUZ land has been rezoned were both identified in the FULSS to be development ready by 2022.

The following table shows dwellings consented on land rezoned from FUZ and Rural adjoining Coastal Towns and Villages.

Table 19 Dwellings Consented on Land Rezoned from FUZ and Rural adjoining Coastal Towns and Villages

Location	Area (ha)	No. Dwellings Consented
Clarks Beach	46	27
Glenbrook	56	126
Kaukapakapa	0.4	2
Total	102.4	155

Note that Clarks Beach is included in both the FUZ and Rural and Coastal Towns and Villages tables as it involved land that was both FUZ and a Rural and Coastal Town and Village.

Apart from a small area at Kaukapakapa, all of the land rezoned is in the south.

4.2.5 What does the data say?

In summary this data shows that most residential and business development is occurring within the Urban Area 2016. This also means that most development is occurring within the RUB, but it is important to note that very little growth is occurring within the FUZ or adjoining Towns and Rural and Coastal Towns and Villages outside of the Urban Area 2016.

As this is the first monitoring report it is not possible to identify trends as these will only become apparent with subsequent monitoring exercises.

In this review period only a relatively small area of land has been added to the RUB. On the face of it, this suggests that there is sufficient development capacity to accommodate residential and business growth with adequate land provided within the RUB to meet the demand. Also, in the review period a relatively small area of Future Urban zoned land has been rezoned for urban purposes.

It appears therefore, that the objectives and policies, relating to the RUB, are being effective and efficient as there has been a small number of requests to move the RUB. This means that there have been relatively low costs involved to landowners/developers and the council from not having to prepare and process changes.

The small area of land rezoned from FUZ to urban zones is less easy to draw conclusions about. Particularly as there were a significant number of private plan changes which had been lodged and were still in the process at the end period of this report. As of January 2021, there were 10 plan changes in total relating to the FUZ of which 9 are private plan changes. Those outstanding relate to significant land areas, 830ha, and potential dwelling yield, approximately 14,700, and all bar one is in the south. These are discussed further in section 4.3.3.2 below. During the review period these plan changes would have been being developed and prepared by landowners and developers.

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Therefore, in the next iteration of AUP monitoring it will be important to consider the extent these plan changes in terms of the effectiveness and efficiency of the objectives relating to rezoning land within the FUZ and containing urban development within the Urban Area 2016. The timing of the development of the land in these areas will also need to be considered in terms of the FULSS and whether the staging set out in it are being adhered to. Such an assessment may require a reassessment of the RPS objectives.

The relatively few building consents for dwellings or business activity granted, and resource consents sought and granted for subdivision and activities within the FUZ, suggests that the objectives and policies are also being effective and efficient in this regard. Those that have been granted have to be considered in the context that some activity still can occur within the FUZ, so this is not a failing of the plan. Further monitoring over time will be required to see if this continues to be the case and in particular as noted earlier, the apparent increase in resource consents for non-rural business activities in the FUZ.

This suggests that overall, in this review period, the RUB and Future Urban zone are effective and efficient in achieving the outcomes sought by the regional policy statement across the region.

Other s35 Monitoring Reports

s35 Monitoring Report on B2.4 Residential Growth

In relation to the objectives considered in this report, the s35 monitoring report on B2.4 Residential Growth is also helpful.

That report revealed that the AUP is effective in enabling residential growth in appropriate zones and close to public transport and that housing stock is on an upward trend, both in residential intensification zones, and in those areas that are near high frequency public transport. This is indicative that the AUP is delivering residential intensification via infill development which in turn supports the Quality Compact Form model.

Land within and adjacent to centres, social facilities, areas of employment and in close proximity to public transport are the primary areas where residential intensification is occurring. The findings have shown that residential growth is occurring in areas that are located within 30 minutes travel time on public transport, or by private vehicle of centres of employment and/or a major hospital and/or health care facilities. The provisions of the AUP are, therefore, enabling residential intensification, while incorporating the principles of the quality compact urban form model.

The residential intensification zones enable housing capacity and the range of housing choice that meets the varied needs and lifestyles of Auckland's diverse and growing population.

In summary, over the data period, residential growth is occurring in Auckland's urban areas, in accordance with the Residential Growth objectives set out under the AUP RPS.

These conclusions are also supportive of the objectives considered in this report, particularly Objectives B2.2.1 (1) on a quality compact urban form, (2) on urban growth occurring primarily within the Urban Area 2016 and (3) on having sufficient development capacity and land supply to accommodate growth.

s35 Monitoring Report on Commercial Growth

In relation to Objective B2.2.1 (3), the topic report on B2.5 Commercial growth addresses the commercial aspect, is also relevant. Reporting on the industrial growth component will be at a later date.

In terms of the data relevant to this report, it indicates that the AUP is providing sufficient opportunities for commercial and employment growth. Development capacity data reported through the Housing and Business Assessment undertaken by the council in 2017 indicates that there is sufficient business capacity in the short and medium term (by 2028) at a regional level. At a sub-regional level, all areas in Auckland have capacity in the short and medium term except for Other Centres in the Urban North. Capacity shortfalls in the long-term (by 2048) are projected to arise in sub-regional areas, but these will be offset by significant increases in supply from the development of future urban areas in Auckland. Employment growth in business areas in Auckland has remained similar during the lifetime of the AUP.

S35 Monitoring Report B2.6 Rural and Coastal Towns and Villages

In relation to objectives B2.2.2.1(1) and (4) the s35 Monitoring Report B2.6 Rural and Coastal Towns and Villages is also relevant and there is some overlap with this monitoring report as growth in these is generally outside of the RUB (except for some of the towns) and the Urban Area 2016. The report considered 78 towns and villages in the Auckland region, 8 of which are classified as towns.

In Chapter B2.6 Rural and coastal towns and villages, the objectives and policies seek to constrain the creation of a new settlement or the expansion of an existing settlement into rural land (related to B2.2.1(4) considered in this report) where the expansion may compromise natural and physical resources (including elite and prime soils). These provisions also seek that new or expanded settlements avoid natural hazards, and that the character of the settlement and its surrounds is maintained or enhanced. These matters also relate to B2.2.1 (1)(f) and (g) in this report.

Overall, the findings of that report show that the region's existing settlements are generally not expanding into rural land, nor have any new settlements been created. It is considered that outcomes sought by the policy direction in Chapter B2.6 are being achieved, and the planning provisions are being effective at this time. While settlements for the most part are not expanding, findings also show that most settlements are not facing pressures to significantly expand. However, future pressures to expand may emerge, and with this greater scrutiny on the effectiveness of provisions will be applied, as the directives of B2.6 are largely unchallenged at this time.

4.3 Objective B2.2.1(5)

Objective B2.2.1(5) is:

The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

4.3.1 Indicators

The indicators for Objective B2.2.1 (5) are:

- Development is occurring following the preparation of structure plans.
- Structure planning and plan changes make explicit provision for infrastructure.
- Availability of key bulk infrastructure funding.
- The delivery of infrastructure to support new development in a timely manner so that housing and business development is not restricted by it.

4.3.2 Measures

The measures for Objective B2.2.1 (5) are:

- Number of structure plans adopted.
- Number/per cent of structure plans that do not address the provision of trunk infrastructure.
- Number/per cent of plan change areas that do not have trunk infrastructure physically available.
- Number/per cent of areas to be rezoned that have trunk infrastructure provided for in annual plans or there are funding agreements with developers.
- Number/per cent of areas where trunk infrastructure is not physically available.

4.3.2 What can the indicator and measures tell us?

These indicators and measures will help determine how many of the structure planned areas and new “live” zoned areas within the RUB, towns, and rural and coastal towns and villages, have trunk infrastructure:

- Physically available
- Funded.

4.3.3 Findings

4.3.3.1 Structure Plans

The data collected for this objective included the number of structure plans adopted since 2016.

A total of five structure plans were adopted and relate to the following areas (See Figure 12):

- Warkworth
- Silverdale West Dairy Flat Industrial Area
- Whenuapai
- Drury-Opaheke
- Pukekohe-Paerata

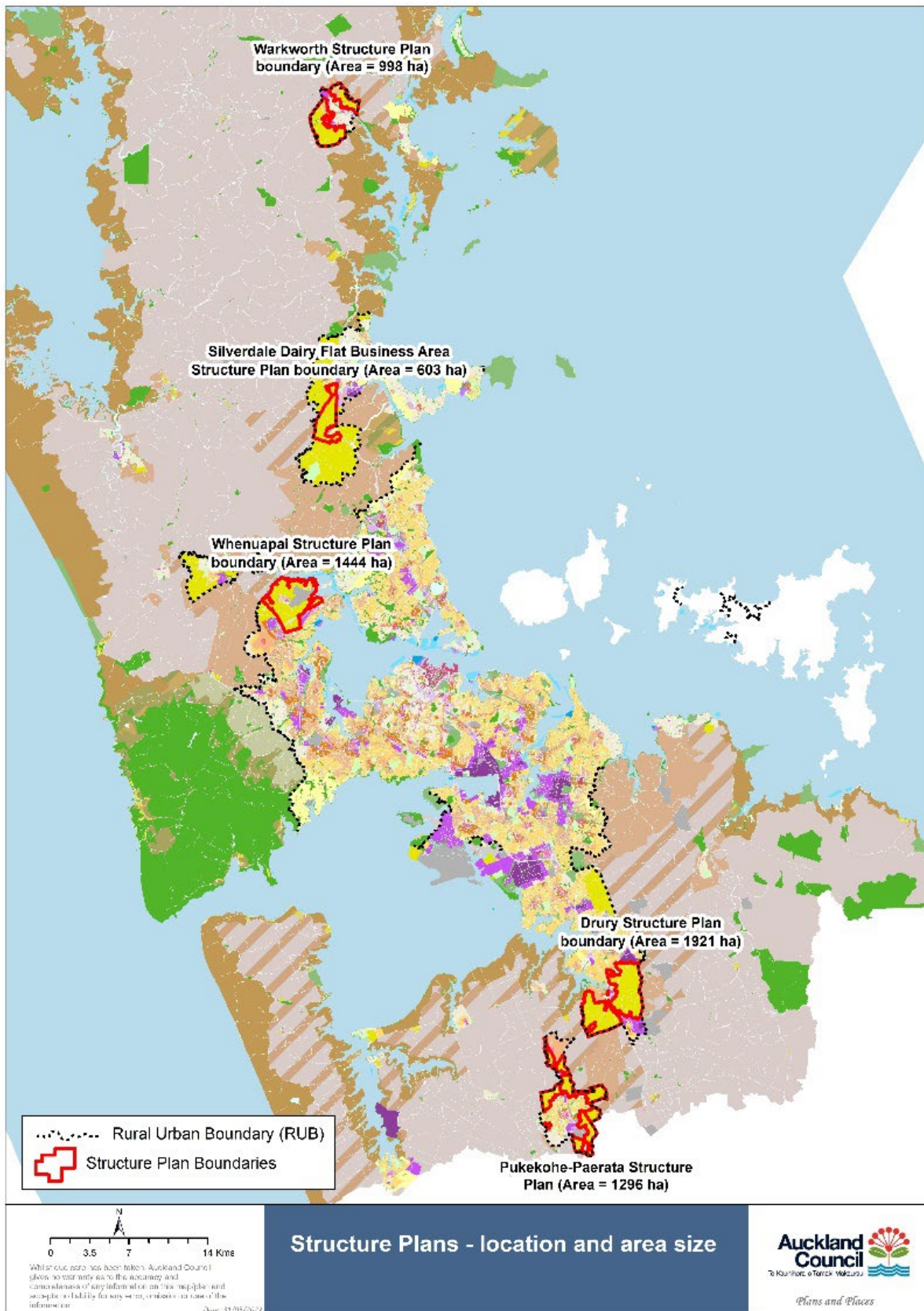


Figure 12 Structure Plan Locations

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All these structure plans addressed the provision of bulk infrastructure.

Not all of these areas have bulk infrastructure physically available, and some are in the process of the infrastructure being built, e.g. Warkworth and the Silverdale Dairy Flat Industrial Area. With others, such as Drury, discussions are ongoing with infrastructure providers and through plan change processes.

4.3.3.2 Plan Changes

Information has also been obtained on plan changes, both private and council initiated, received up until 1 December 2020, that add development capacity and whether bulk infrastructure is provided for the area subject to the plan change. These plan changes relate to both brownfield and greenfield areas and are listed in Appendix 8.

Operative plan changes are included as they may have conditions that relate to the provision of infrastructure, e.g., staging provisions relating to the provision of certain road upgrades. It is also important to consider operative plan changes because if infrastructure is provided, then the policy is being achieved.

In relation to notified plan changes, it is acknowledged that these are at various stages in the process and changes may occur as part of the plan change process.

The information gathered on each plan change area is whether:

- infrastructure is physically available,
- infrastructure is identified in Long Term Plans, and
- there are infrastructure funding agreements with developers.

The infrastructure that is addressed is:

- Water
- Wastewater
- Stormwater
- Transport

Power and telecommunications were included in the original table but information on these has not been specifically sought and these generally follow development.

In relation to water and wastewater, the main focus is only on trunk or network infrastructure which is the responsibility of Watercare. From the work being done for the National Policy Statement – Urban Development (NPS-UD) this is the only infrastructure that has accurate information that can consistently be obtained. It is appreciated that it is often with local infrastructure, i.e. that between the trunk network and that provided by the developer, where there are issues, and this is noted where it is available.

A total of 28 plan changes, relating to brown field and green field development, have been considered. Of these, 13 are operative, two have decisions released and one of these is at appeal. Twelve have been notified and are at various stages in the process.

Of the 28 plan changes, only 11 were recorded as all infrastructure being available. The remainder all had some issue with infrastructure provision. These included:

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- infrastructure needed would only be known at time of resource consenting and development, this was especially the case with stormwater infrastructure
- infrastructure was planned and in some cases being built and upgrades were required
- extensions required to networks, and
- one relying on onsite water and wastewater disposal.

In terms of the indicator relating to whether infrastructure was provided for in long term plans, the information available at this time is unclear and more detailed investigation would be required with the Watercare and Auckland Transport. Some transport projects have funding identified in Auckland Transport Alignment Plan.

On the indicator about infrastructure funding agreements with developers, there was only one in place. For the others, such agreements were actively being considered or there was the likelihood of agreements, as the project progressed. In some of the cases this would depend on the outcome of the plan change process. Three of the plan changes were likely to use development triggers related to the provision of infrastructure and others still in the process are also likely to use this tool. As some the plan changes are still in the process it is difficult to determine where the situation with funding agreements may eventually land. The next round of monitoring needs to assess further funding agreements and triggers.

For five of the plan change areas in Drury, New Zealand Upgrade Programme (NZUP) funding has been identified for the Drury West train station and upgrades to State Highway 1. NZUP is a \$6.8 billion investment announced by Government in 2020, dedicated to revitalizing/upgrading New Zealand's transport infrastructure. It aims to achieve greater travel choice by enhancing multiple modes of transit. This includes infrastructural improvements in rails, roads, public transport, walking and cycling. Priorities include the enhancement of mobility, safety, and productivity, as well as elevated economic efficiency

For some of the plan change areas, funding for infrastructure beyond the 10 year time frame is being included in the new Development Contributions policy currently being developed by the Development Project Office (DPO). An update to the Development Contributions Policy is in progress, to address additions in investments beyond 2031 for Investment Priority Areas and other regions. This would ensure balanced infrastructural upgrades throughout Auckland, for accumulative future growth. So far, an agreement has been reached (in principle) by the Finance and Performance Committee for increased funding in Investment Priority Areas, beyond 2031.

The DPO is also developing a Funding Infrastructure Framework Agreement. This is a contract between the Council and private party (such as a developer), regarding the infrastructure to be provided by that developer. The contract will concern particular developments where agreed standards must be met. These standards are to be negotiated between the two parties. Once consensus is reached, the agreement will outline any expectations regarding the delivery of infrastructure, project timeline and sharing of costs. As such, any apportionments of funding may be set out. These agreements aim to ensure the responsibility as well as feasibility of developers to provide infrastructure at adequate standards.

These instruments will help in ensuring the timely funding of infrastructure.

From this assessment of plan changes, it would appear that the objective is not being well achieved as there is considerable uncertainty about the provision and funding of infrastructure. This is partly due to a number of the plan changes involving large areas which are not yet completed, and infrastructure solutions and funding options have not been identified. Actual infrastructure provision can be more comprehensively

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assessed in the next iteration of monitoring, when a greater number of plan changes become operative, and it is apparent what the infrastructure agreements arrived at are.

A reason for the uncertainty around infrastructure provision and funding may be that developers are not prepared to commit to funding until there is greater certainty about zone changes proposed. There is also the issue of determining who should be sharing the costs of new infrastructure, particularly downstream network infrastructure.

It is considered that the policy framework is clear in the need for infrastructure to be provided and the above objective is supported by Policy B2.2.2 (7) which also specifically refers to infrastructure and states:

(7) *Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:*

(c) *integrate with the provision of infrastructure; and...*

The structure plan guidelines also clearly indicate that the provision of infrastructure is a matter that has to be addressed. Perhaps the shortcoming is that there is no clear policy requirement for infrastructure funding to be determined in advance of considering proposals to rezone land for urban development even though the structure plan guidelines require the preparation of funding plans.

However, the language could be stronger and perhaps be more explicit about funding and this needs to be considered further. The recent National Policy Statement on Urban Development has a stronger focus on the provision of infrastructure and specifically refers to funding and provides strong direction in this regard. It also refers to development capacity being infrastructure ready. This may necessitate additional policy and the requirement to address infrastructure funding. This should therefore help inform possible future amendments to the RPS to address the shortcoming in the provision of infrastructure. At the time of preparing this report, that had not been determined.

5.0 Conclusions

In conclusion, this data shows that the RPS objective and policy on a quality compact urban form have been effective because although there have been additions to the RUB and to Rural and Coastal Towns and Villages in the review period, they have been very minor. Those areas that have been added have avoided key sensitive areas identified in the policy. Also, only a relatively small area of FUZ land has been rezoned for urban purposes. Most of this was Special Housing Areas established under separate legislation outside of the control of the council, and the result of private plan changes. While this may appear as though the policy of containing development primarily within the Urban Area 2016 has not been effective, it needs to be recognised that the policy does contemplate rezoning of the FUZ to urban zones.

However, in the next iteration of AUP monitoring, this observation could change as at the time that this report was being prepared there were several plan changes in the process or private plan changes in progress, seeking to rezone FUZ land to urban zones. Depending on the outcome of those still in the process, the conclusions about the effectiveness of the objectives and policies relating to the RUB and of containing urban development within the Urban Area 2016, could be quite different.

The data also shows that most residential and business development is occurring within the Urban Area 2016. This also means that most development is occurring within the RUB. Very little growth is occurring within the FUZ or adjoining Towns and Rural and Coastal Towns and Villages i.e., outside of the Urban Area 2016. Relatively few building consents for dwellings or business activity have been granted, and few resource consents sought and granted for subdivision and activities, within the FUZ. Some dwelling and business consents are to be expected outside of the Urban Area 2016, as dwellings can be built in these areas often as a permitted activity and rural type business activity is also able to occur in the FUZ. However, the consenting of non-rural business activity in the FUZ needs to continue to be monitored.

The analysis shows that all of the structure plans that have been prepared since 2016 addressed the issue of the provision of infrastructure. Plan changes to rezone land from Future Urban to urban zones also all addressed the provision of infrastructure but not all had infrastructure actually provided for. Overall, it is not considered that the objective on the provision of adequate infrastructure is being well achieved as there is considerable uncertainty about the provision and funding of infrastructure for many proposals to rezone land for urban purposes. It is considered that the policy framework is clear in the need for infrastructure to be provided. However, the language could be stronger and perhaps be more explicit about funding and this needs to be considered further. The recent NPSUD has a stronger focus on the provision and funding of infrastructure, and this may necessitate additional policy and the requirement to address infrastructure funding, but at the time of preparing this report, that had not been determined.

The findings of the following monitoring reports are also relevant to this report:

- B2.3 A Quality built environment
- B2.4 Residential Growth
- B2.5 Commercial growth
- B2.6 Rural and Coastal Towns and Villages
- B7.3 Freshwater systems, B7.4 Coastal water, freshwater and geothermal water

The conclusions of the first four of these also support the view that the RPS objectives on urban growth and form are being achieved, particularly in relation to compact urban form, quality urban environment and providing sufficient development capacity. In terms of B7.3, because the topic is so broad there are no

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simple conclusions that can be drawn but the conclusions for key topic areas relevant to this report are summarised in the body of this report.

Overall, it is concluded that in this review period, the regional policy statement policy is being effective and efficient in achieving the objectives and outcomes sought relating to maintaining a compact urban form. However, there are three aspects that need to be closely monitored in the next review and could result in different conclusions being reached and these are:

- the consenting of non-rural business activity in the FUZ
- the outcome of private plan changes in the FUZ
- the provision and funding of infrastructure.

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New Zealand Government. 1991 Resource Management Act 1991

Appendices

Appendix 1 Rural Urban Boundary and Urban Area 2016

Figure A1 1 Rural Urban Boundary

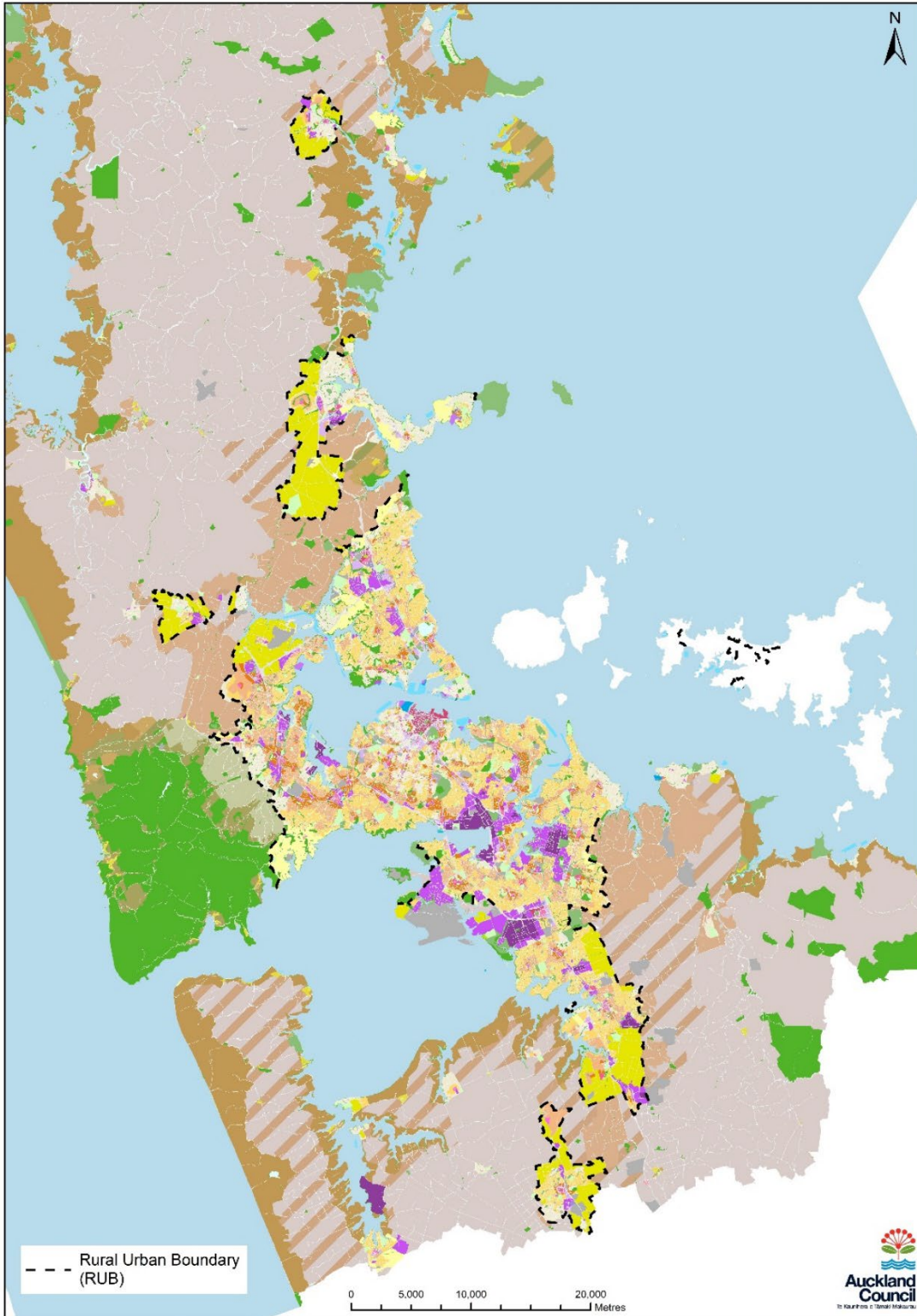
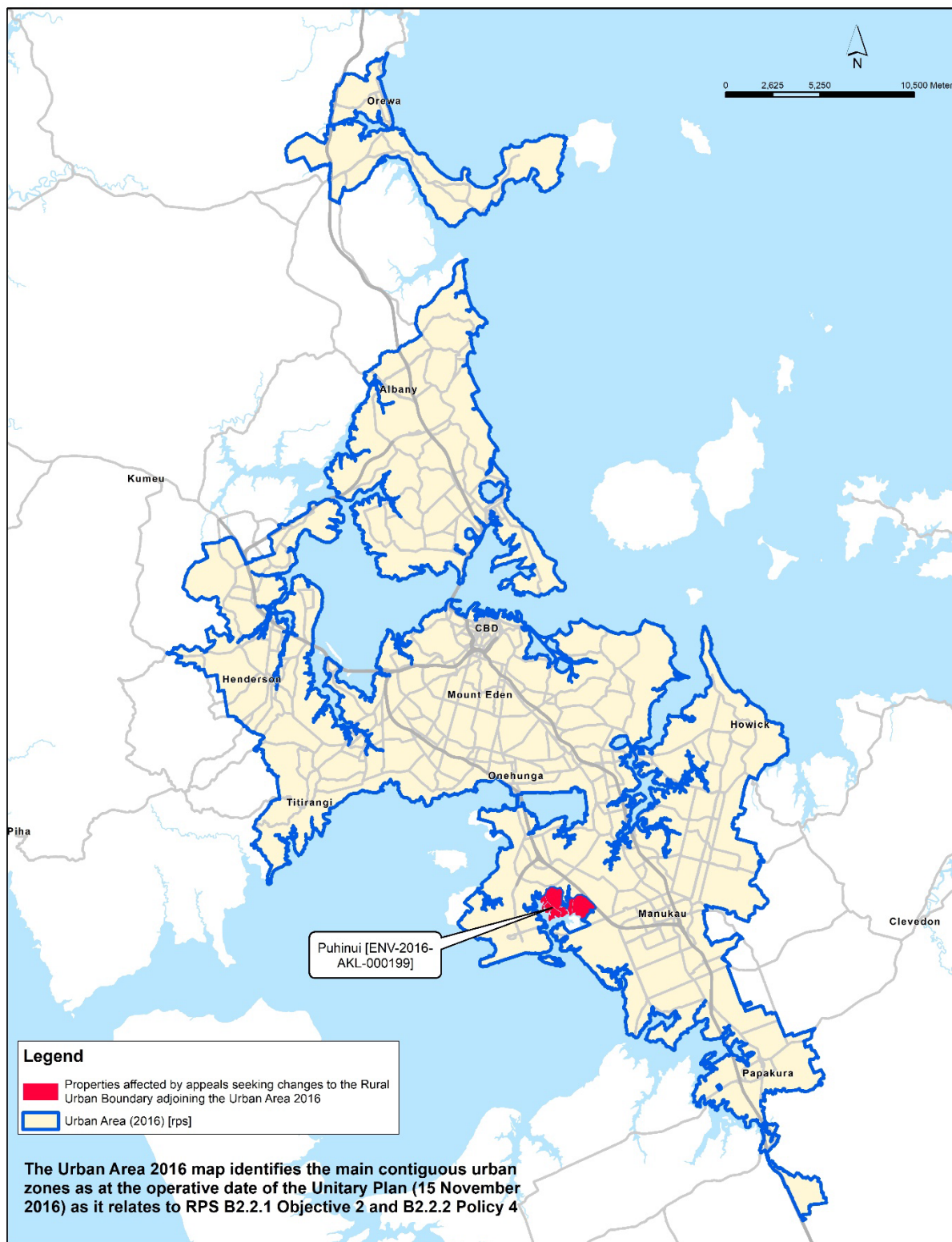


Figure A1 2 Urban Area 2016



Urban Area 2016

(NOTE: The Urban Area 2016 is discoverable as a layer on Geomaps through the Data Discovery Tool)

Appendix 2 FULSS sequencing and timing of urban areas

Table 1 The sequencing and timing of the large Future Urban Areas
Source Auckland Future Urban Land Supply Strategy 2017

Proposed timing – Development ready (Large future urban areas)	Area [^]
Actuals, contracted or planned 2012 - 2017	Live Zoned Areas and Special Housing Areas
	Warkworth North Wainui East Whenuapai Scott Point Red Hills Kumeu Huapai Puhinui Hingaia Takanini (Walters Rd) Bellfield Rd (Opaheke) Drury South Bremner Rd (Drury West) Wesley (Paerata) Belmont (Pukekohe)
Decade One 1st half 2018 – 2022	Warkworth North* Silverdale - Dairy Flat (business) Whenuapai Stage 1 Drury West Stage 1* Paerata (remainder)
Decade One 2nd half 2023 - 2027	Pukekohe Cosgrave Rd (Takanini)
Decade Two 1st half 2028 - 2032	Warkworth South Whenuapai Stage 2 Red Hills North Kumeu Huapai Riverhead Puhinui (remainder) Opaheke Drury Drury West Stage 2
Decade Two 2nd half 2033 - 2037	Warkworth North East Wainui East (remainder) Silverdale Dairy Flat (remainder)
Decade Three 1st half 2038 – 2042	
Decade Three 2nd half 2043 - 2047	Takanini [†] Yet to be determined – new growth areas

*Warkworth North and Drury West Stage 1 development ready from 2022

[^]Refer sequencing maps for location of areas

[†]Significant flooding and geotech constraints - further technical investigations required

Table 1: The sequencing and timing of the large future urban areas

Table 2 Anticipated dwellings and employment capacities for Future Urban Areas
Source Auckland Future Urban Land Supply Strategy 2017

Proposed timing – development ready	Area ^a	Anticipated dwelling capacity for each area (approx.)	Anticipated dwelling capacity subtotals (approx.)	Anticipated Employment (jobs) (approx.) ^f
Actuals, contracted or planned 2012 - 2017	Live zoned areas and SHAs		31,590	15,350
	Warkworth North	Business		
	Wainui East	4,500		
	Whenuapai	1,150		
	Scott Point	2,600		
	Red Hills	3,600 (SHA) + 7,050 (live zone)		
	Puhinui	Business		
	Kumeu Huapai	1,400		
	Hingaia	3,070		
	Wesley (Paerata)	4,550		
	Belmont (Pukekohe)	720		
	Drury South	1,000		
	Bremner Rd (Drury West)	1,350		
	Bellfield Rd (Opaheke)	300		
Walters Rd (Takanini)	300			
Decade One 1 st half 2018 – 2022	Warkworth North*	2,300	14,300	27,250
	Paerata (remainder)	1,800		
	Whenuapai (Stage 1)	6,000		
	Silverdale West / Dairy Flat (business land)	Business		
	Drury West Stage 1*	4,200		
Decade One 2 nd half 2023 – 2027	Pukekohe	7,200	7,700	
	Cosgrave Rd, Takanini	500		
Decade Two 1 st half 2028 - 2032	Kumeu Huapai Riverhead	6,600	36,900	21,350
	Warkworth South	3,700		
	Whenuapai (Stage 2)	11,600		
	Drury West (Stage 2)	5,700		
	Opaheke Drury	7,900		
	Red Hills North	1,400		
	Puhinui	Business		
Decade Two 2 nd half 2033 – 2037	Silverdale Dairy Flat (remainder)	20,400	29,400	
	Wainui East (remainder)	7,400		
	Warkworth North East	1,600		
Decade Three 1 st half 2038 – 2042				50
Decade Three 2 nd half 2043 – 2047	Takanini ^g Yet to be determined new growth areas	4,500	4,500	
Total		124,390		64,000

^g Refer sequencing maps for staging/areas

^a Drury West (Stage 1) and Warkworth North development ready from 2022

^f Anticipated employment figures do not include anticipated employment in centres

^g Significant flooding and geotech constraints – further technical investigations required

Table 3: Large future urban areas anticipated dwelling and employment capacities

Appendix 3 Categorisation of activities for dwelling or business building consents

BUILDING_TYPE_NAME	R – Residential B - Business
Townhouses, flats, units, and other dwellings	R
Retirement village units	R
Houses	R
Apartments	R
Domestic outbuildings	R
Other shops and retail buildings	B
Utility buildings, eg electricity, water transmission	B
Hospices, rest homes, and retirement villages (excluding units)	B
Tertiary and other education buildings	B
Other health buildings	B
Hospitals	B
Hostels, boarding houses, and other long-term accommodation	B
Factories and other industrial buildings	B
Religious buildings	B
Storage buildings	B
Marae	B
Prisons	B
Office and administration buildings	B
Restaurants, bars, and cafes	B
Sports facilities	B
Museums, art galleries, and libraries	B
Non-building construction	B
Pre-school education buildings	B
Hotels, motels, and other short-term accommodation	B
Farm buildings	B
Supermarkets	B
Other cultural, social, and entertainment buildings	B
Public transport buildings	B
School buildings	B

Appendix 4 RPS Policy B2.2.2(2)

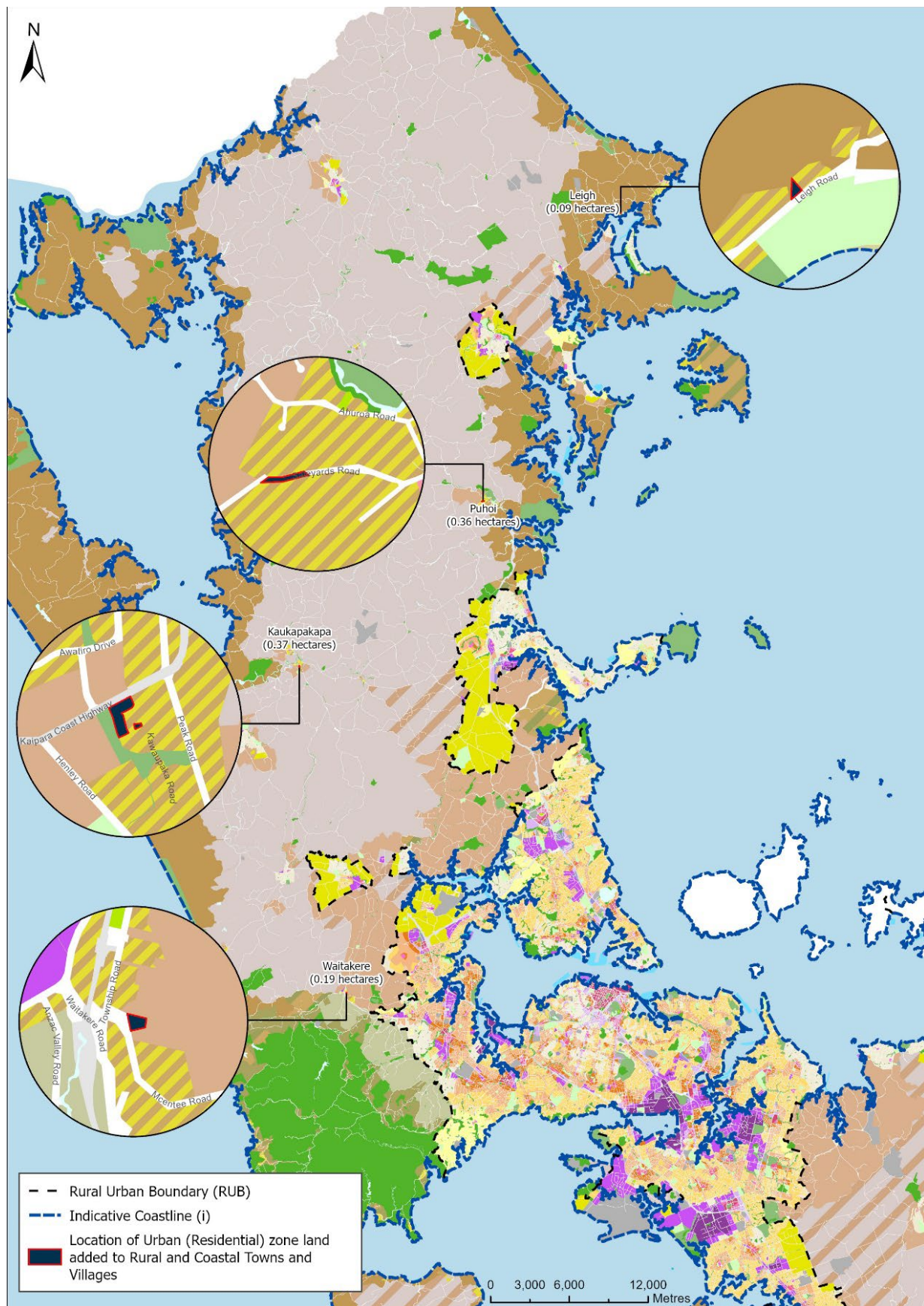
B2.2.2 Policies

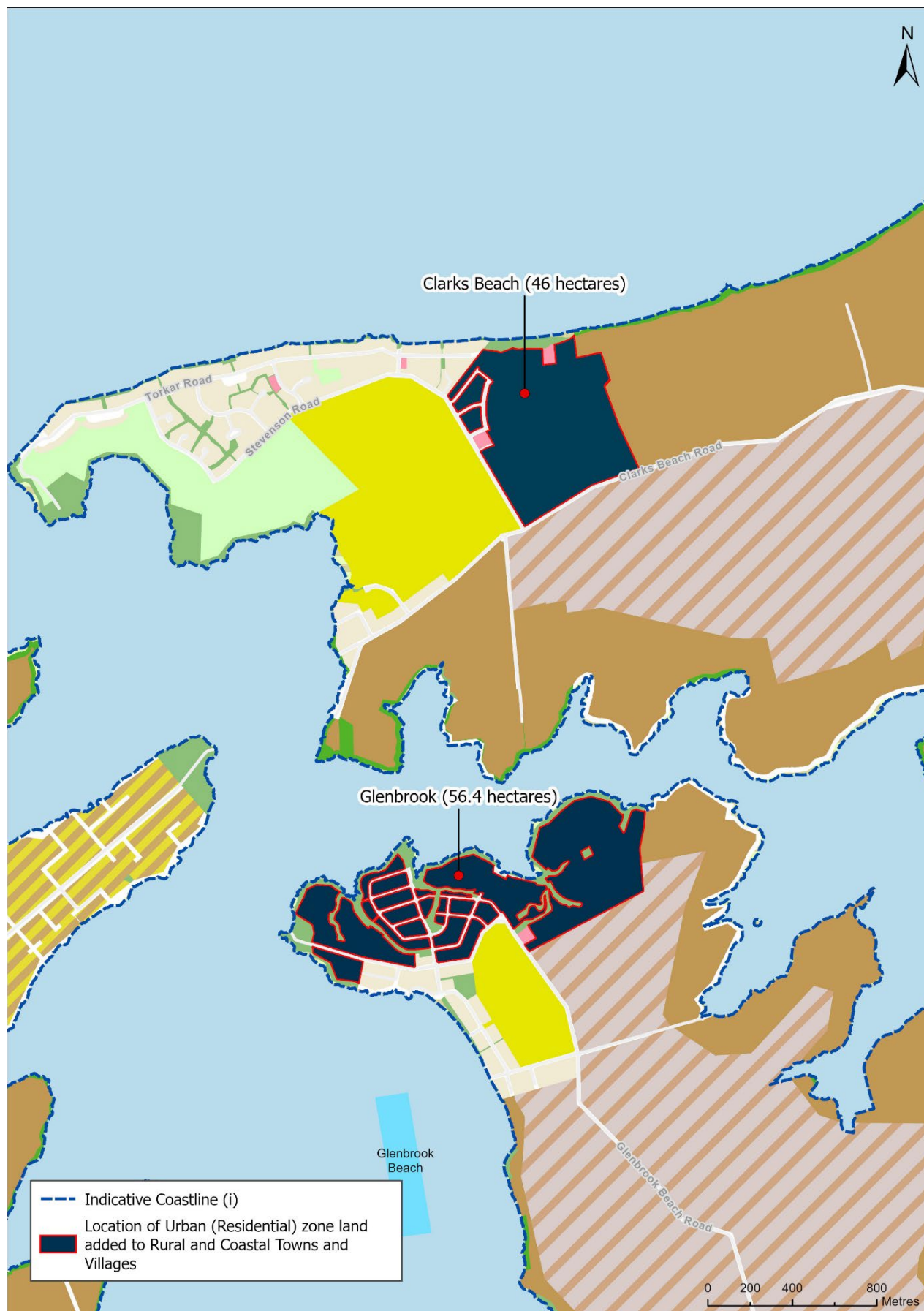
- (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that:
- (a) promote the achievement of a quality compact urban form
 - (b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;
 - (c) integrate land use and transport supporting a range of transport modes;
 - (d) support the efficient provision of infrastructure;
 - (e) provide choices that meet the needs of people and communities for a range of housing types and working environments; and
 - (f) follow the structure plan guidelines as set out in Appendix 1;

while:

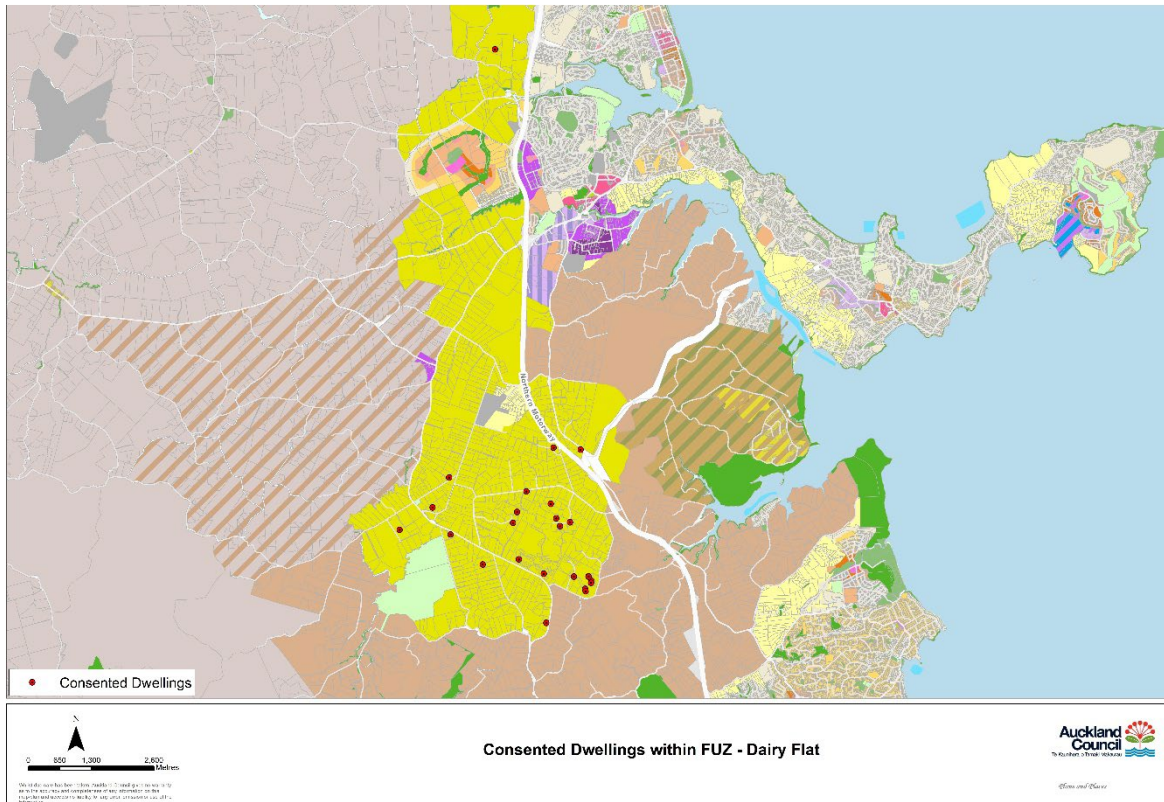
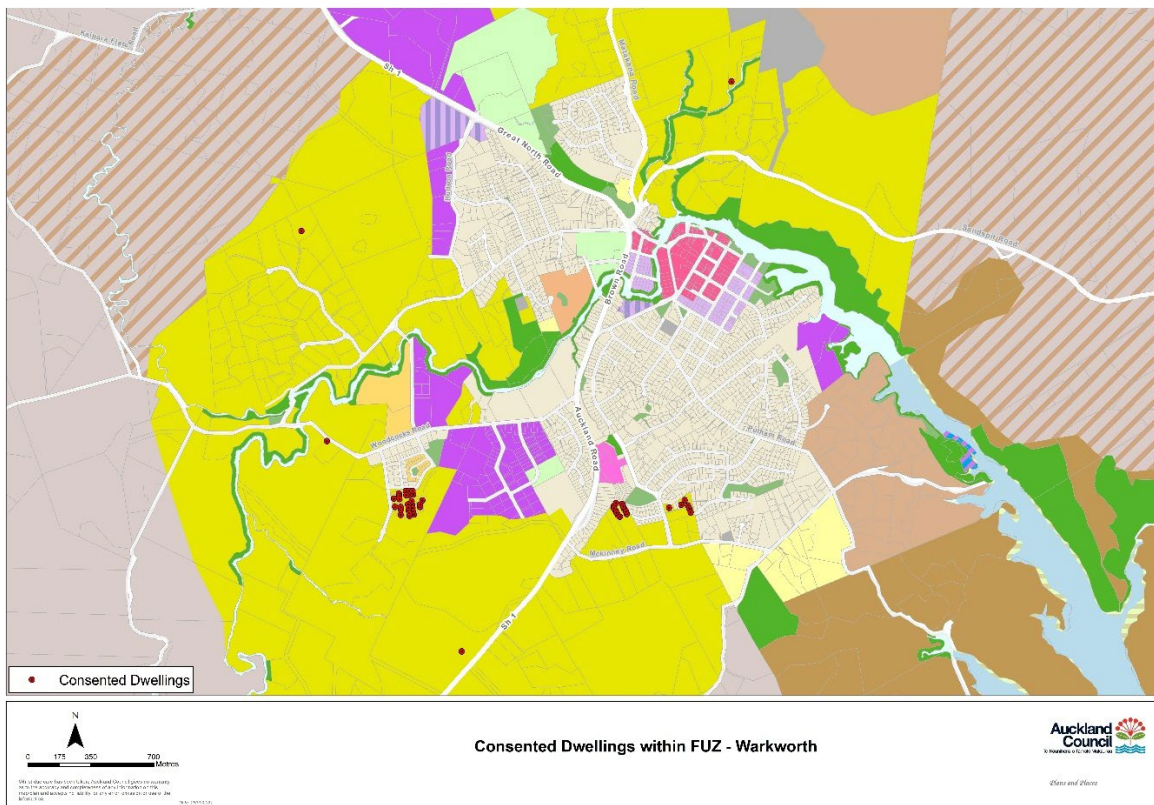
- (g) protecting natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;
- (h) protecting the Waitākere Ranges Heritage Area and its heritage features;
- (i) ensuring that significant adverse effects from urban development on receiving waters in relation to natural resource and Mana Whenua values are avoided, remedied or mitigated;
- (j) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production;
- (k) avoiding mineral resources that are commercially viable;
- (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding; and
- (m) aligning the Rural Urban Boundary with:
 - (i) strong natural boundaries such as the coastal edge, rivers, natural catchments or watersheds, and prominent ridgelines; or
 - (ii) where strong natural boundaries are not present, then other natural elements such as streams, wetlands, identified outstanding natural landscapes or features or significant ecological areas, or human elements such as property boundaries, open space, road or rail boundaries, electricity transmission corridors or airport flight paths.

Appendix 5 Location of Urban zoned land added to Rural and Coastal Towns and Villages

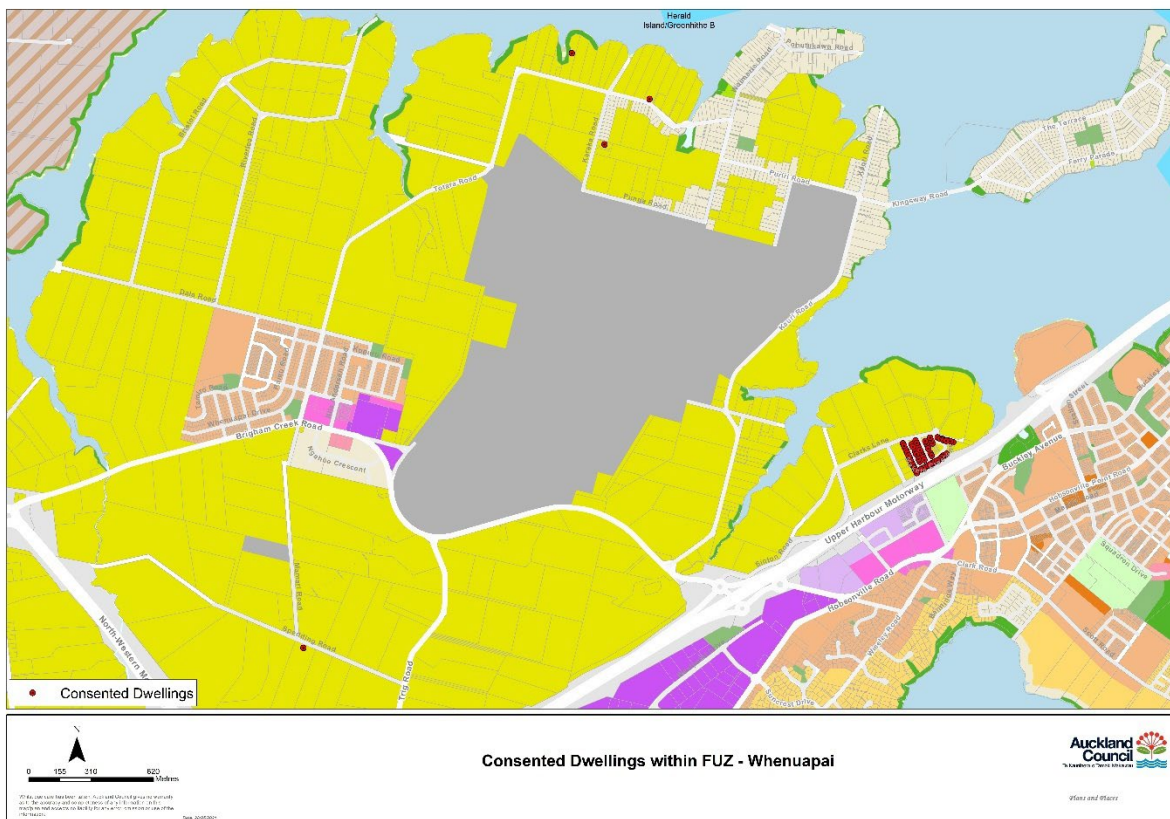
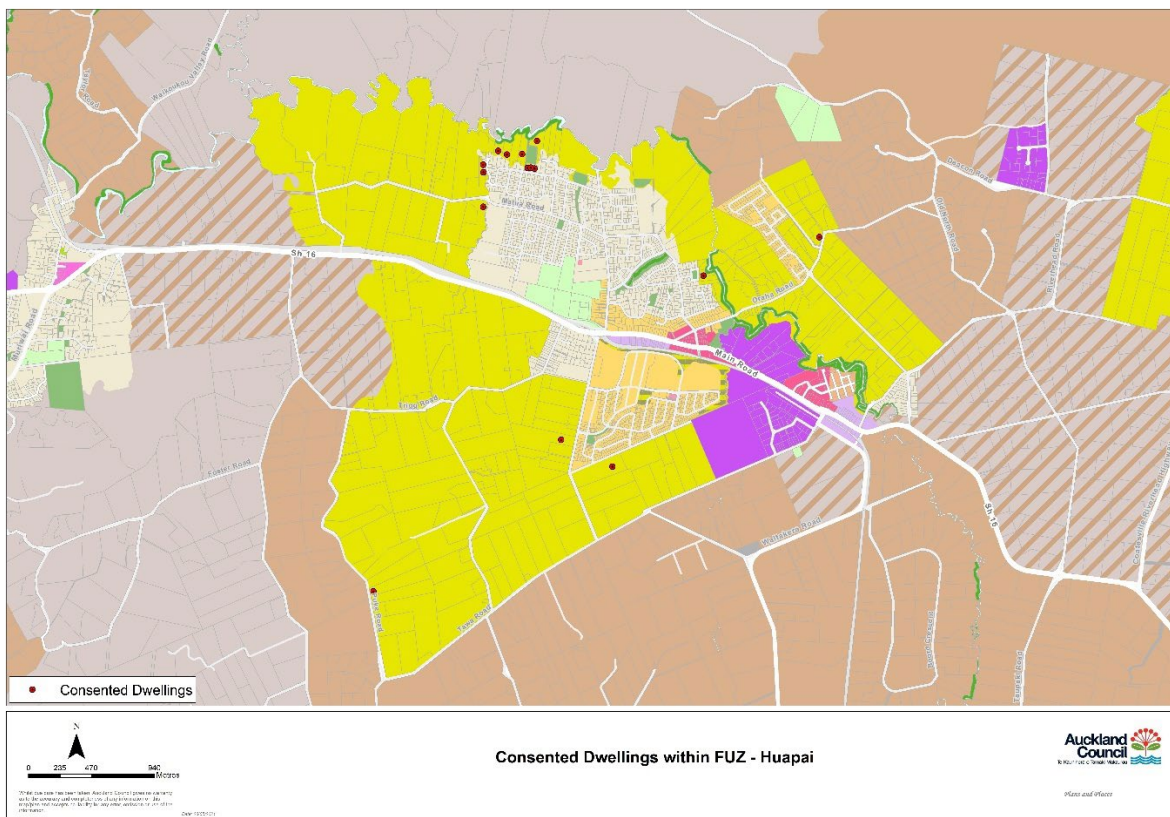




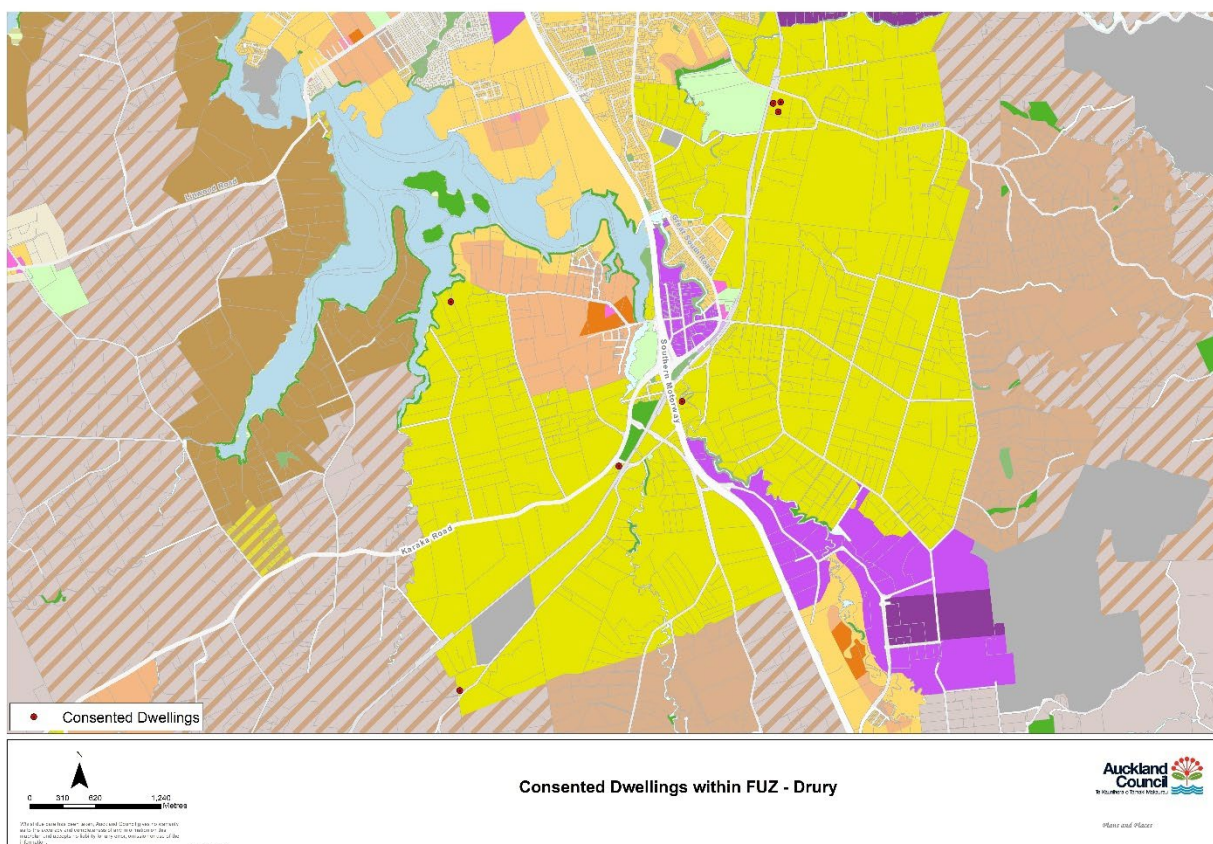
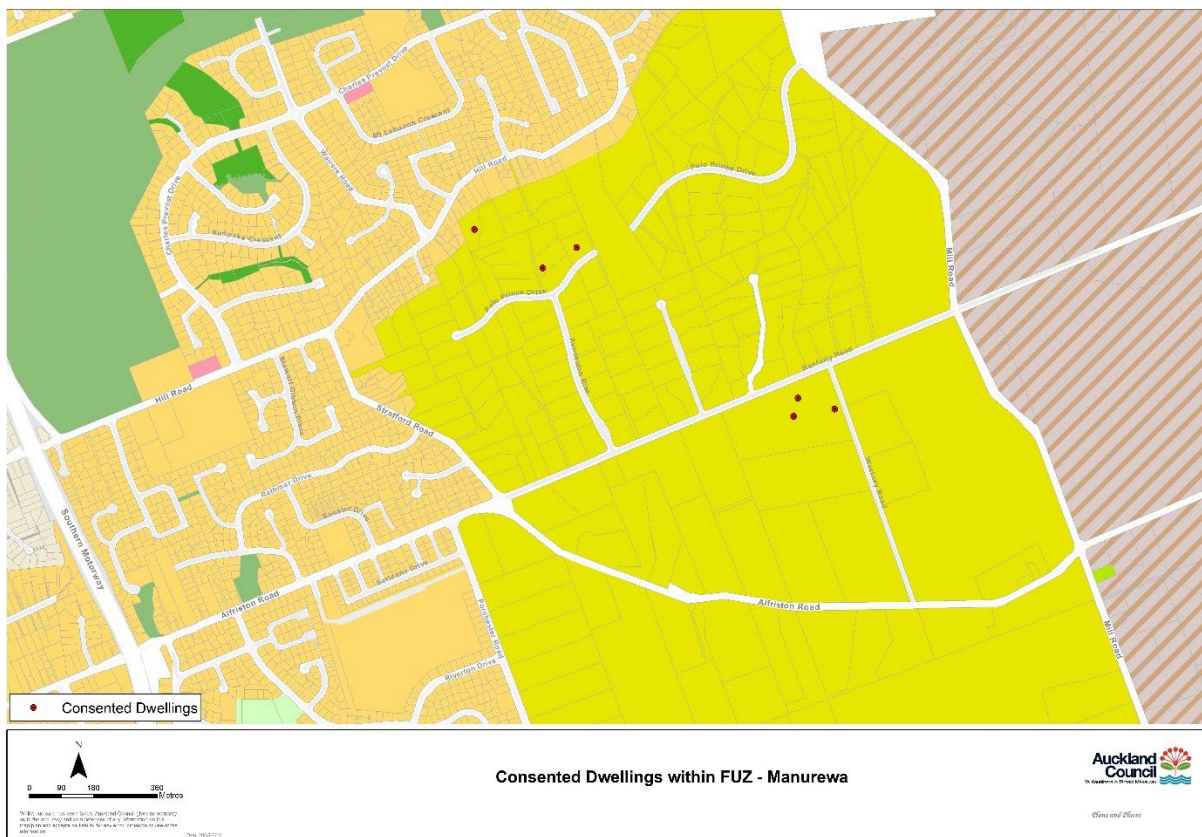
Appendix 6 Maps of the locations of the building consents within the FUZ including towns



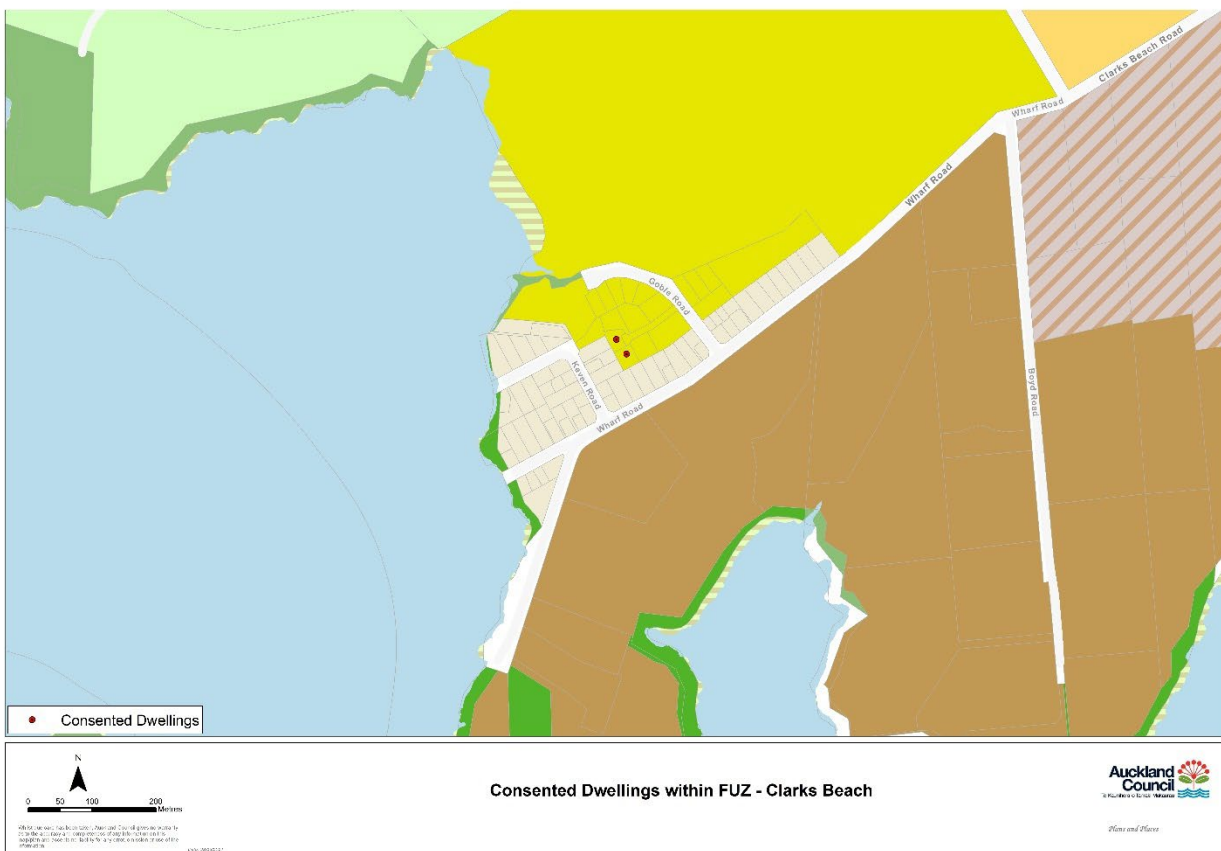
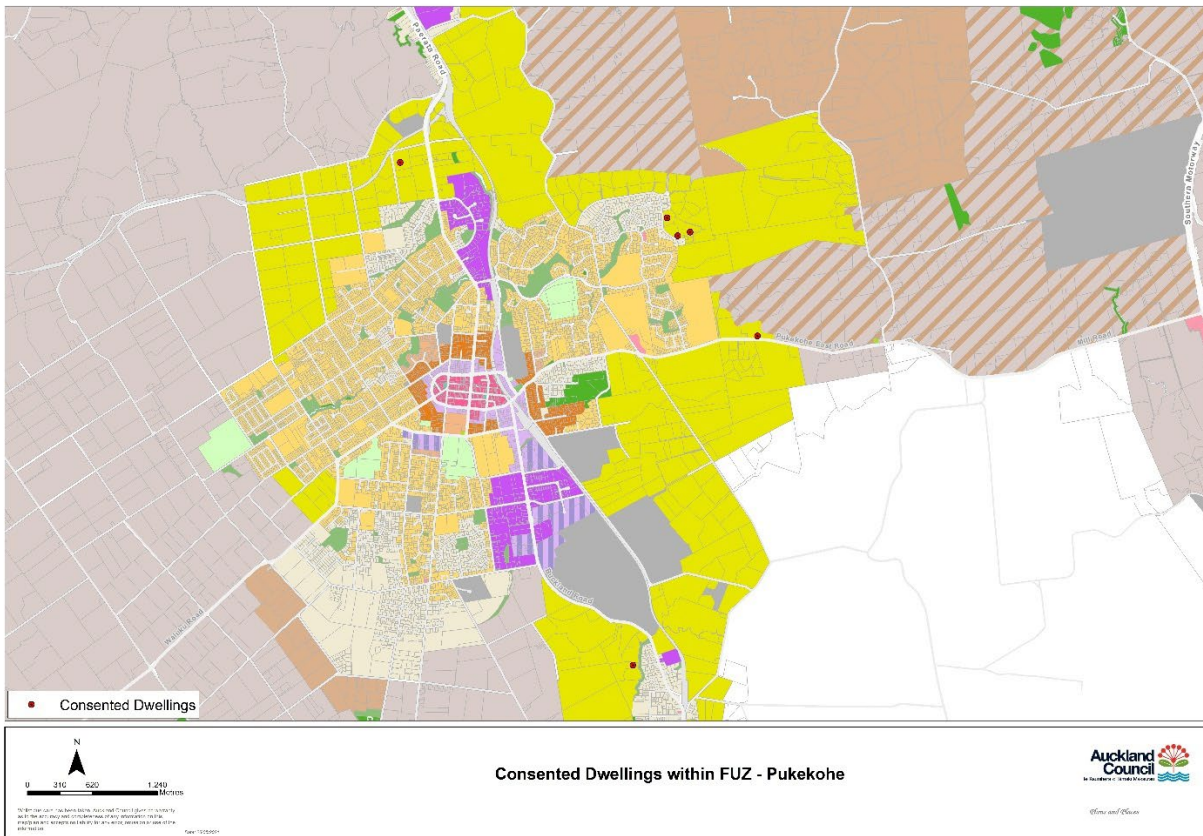
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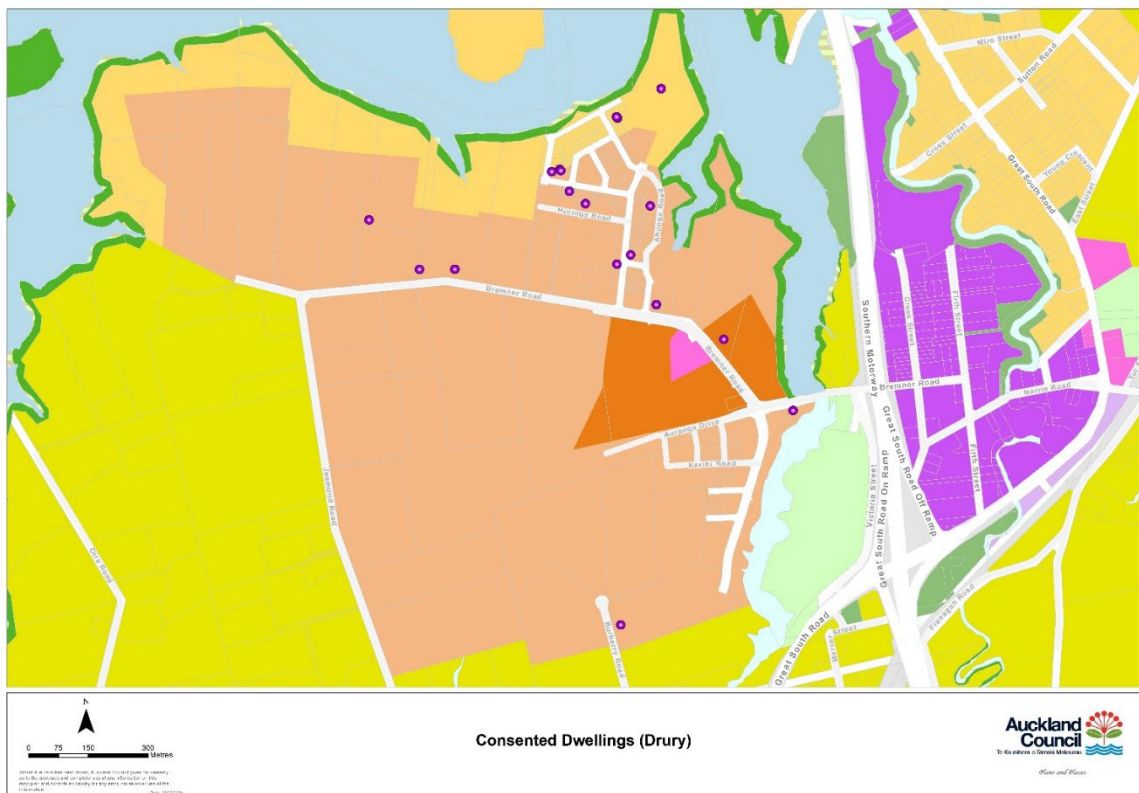
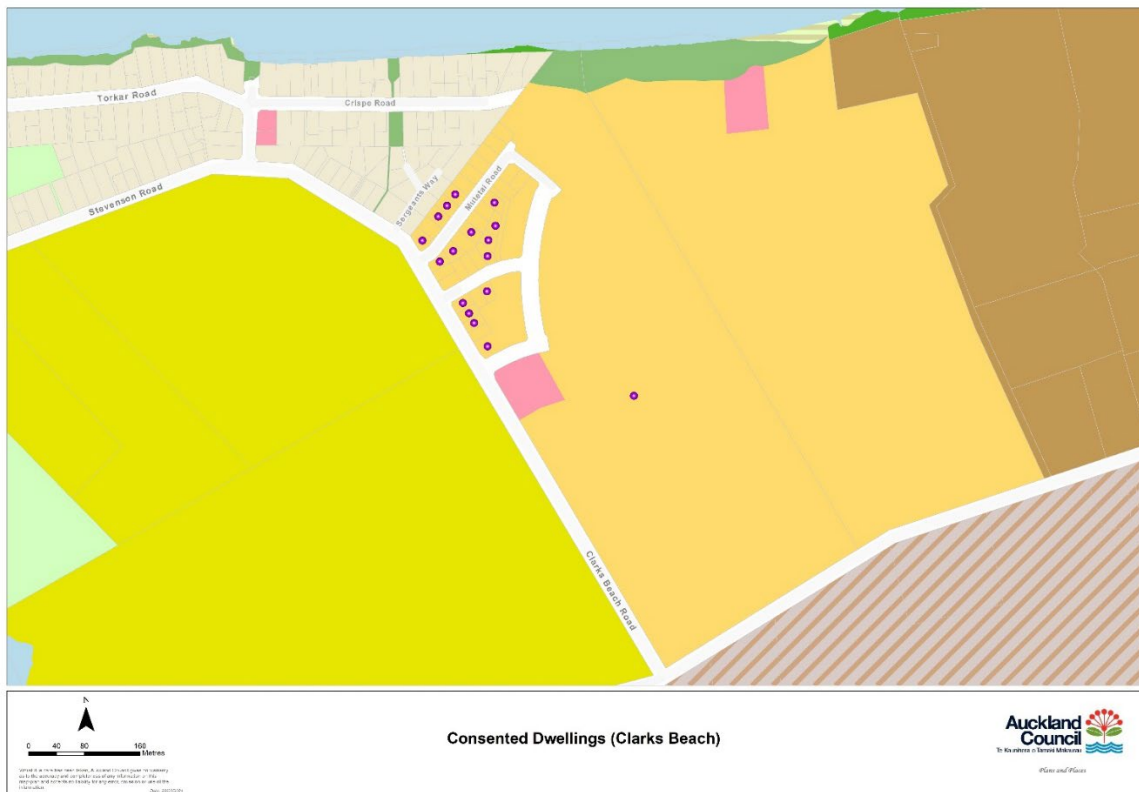
Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau



Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau



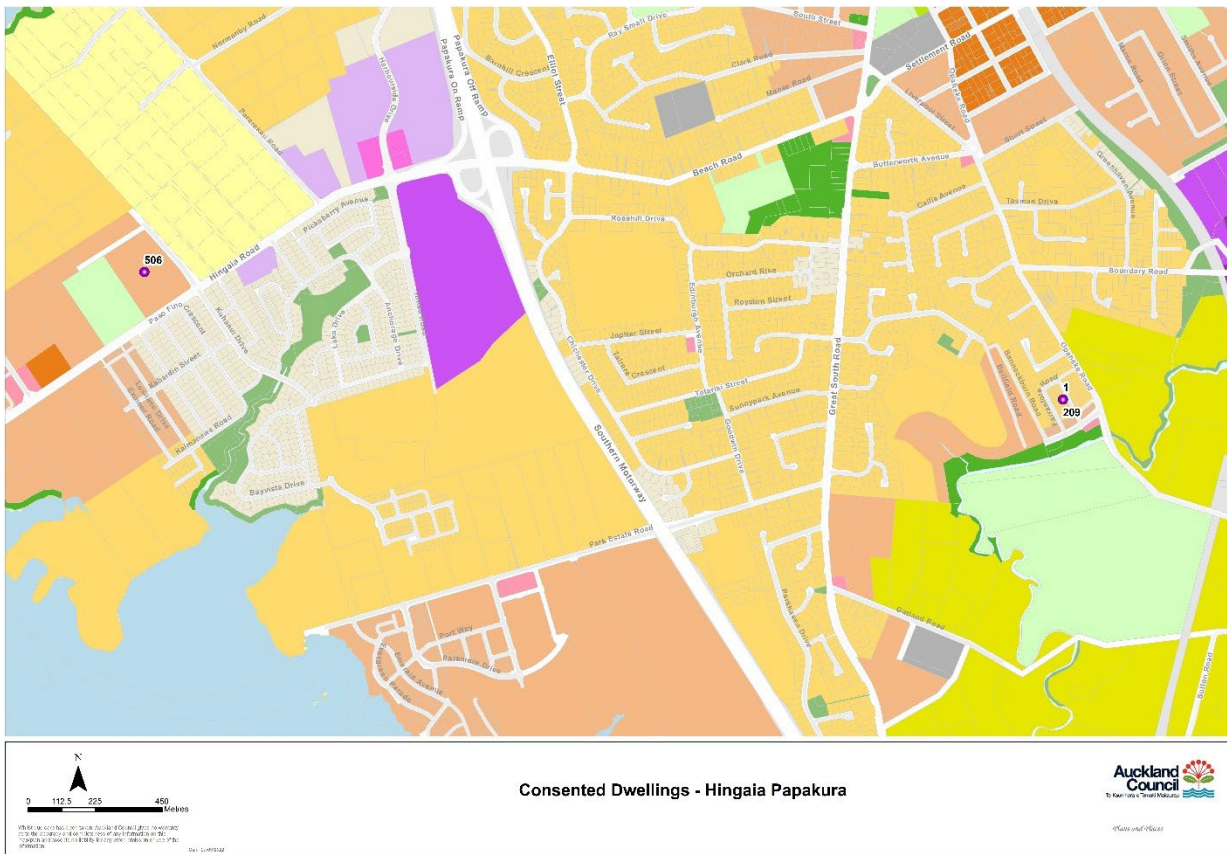
Appendix 7 Maps of the locations of the building consents on land Rezoned from FUZ to urban zones



Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau



Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau



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Appendix 8 Plan Change Area Infrastructure Assessment

PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
PC 5	Whenuapai Plan Change	Notified	Water Wastewater Stormwater Transport Power Telecom	Partially for all types – very limited rural infrastructure available. Detail to come with plan change	No – this is based on the RLTP, ATAP and Long Term Plan decision making	None yet – number of developers interested in talking about infrastructure
PPC 6	(Private): Auranga B1 Drury West	Operative	Water Wastewater Stormwater Transport Power Telecom	Water, wastewater, stormwater, transport infrastructure to be constructed and funded through cost sharing agreements between the developer and infrastructure operators. The area can be serviced by power and telecom.	No	Cost sharing agreements need to be reached between the developer and infrastructure operators. Unsure if they are in place.
PPC 8	King’s College	Operative	Water Wastewater Stormwater Transport Power Telecom	All available		

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
PPC19	Rezoning of 90 Felton Matthew Avenue St Johns	Operative	Water Wastewater Stormwater Transport Power Telecom	All available		
PPC 23	Smales Farm	Operative	Water Wastewater Stormwater Transport Power Telecom	All available		
PPC 25	Warkworth North	At Appeal	Water Wastewater Stormwater	Available Planned but not yet available. Built as it develops	<ul style="list-style-type: none"> • Snells Beach Wastewater Treatment Plant – December 2024 • Snells-Algies Outfall Pipeline - Complete • (to be commissioned in late 2024) • Warkworth to Snells Beach Transfer Pipeline - December 2024 	None yet – there was an intention for the developer to enter into an IFA for the Western Link Arterial Road, but has stalled.

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
			Transport Power Telecom	Requires developer to build the Western Link Rd (only to a collector standard) Available Available		
PPC 28	1, 3, 5, 7, 10 & 12 Florence Carter Avenue Flat Bush	Operative	Water Wastewater Stormwater Transport Power Telecom	All available.		
PPC 30	Pukekohe Park Raceway	Operative	Water Wastewater Stormwater Transport Power Telecom	All available.	None.	Private agreement reached with AT for intersection and roading upgrades.
PPC 32	Wingate Street rezoning (Avondale Jockey Club)	Operative	Water Wastewater Stormwater Transport Power Telecom	All available	No	Not required

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
PPC 33	Rezone 131 Remuera Rd SP to MUZ	Operative	Water Wastewater Stormwater Transport Power	All available as Brownfield development WaterCare conclude that they are neutral in regard to the plan change and await further details a part of any resource or building consent to assess effects on the servicing infrastructure. Available but Healthy Waters could not confirm whether or not the current activities are connected to the public stormwater network or the adequate infrastructure capacity of the existing public network to accommodate 30 percent increase of runoff from the future redevelopment (in accordance with the new permitted baseline of 100 percent impervious coverage).		TBC at future development stage

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
			Telecom			
PPC 35	Foster Crescent, Snells Beach	Operative	Water Wastewater Stormwater Transport Power Telecom	All available		
PPC 37	666 Great South Road	Operative	Water Wastewater Stormwater Transport Power Telecom	All available		
PPC 38	522-524 Swanson Road	Operative	Water Wastewater Stormwater Transport Power Telecom	All available	No	Not required
PPC 40	Clayden Road - Warkworth	Operative	Water	Water – early stages of the development can be supplied directly off the water supply network,	Water with later stages needing to be serviced by a new Northern Reservoir. Subject to funding	

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
				Transport available and appears to be agreed that no upgrading required. Power and telecom are available.		
PPC 44	George Street Precinct, Newmarket	Notified	Water Wastewater Stormwater Transport Power Telecom	Upgrades needed Upgraded needed Yes Network overloaded now First come first served N/A	Bulk Water Supply point George St will need upgrading. Bulk wastewater capacity issues, <u>Watercare plan this in 2025</u> (Don't know if this is the in the LTP).	No Vector have commented that there is some capacity available and is usually on a first come basis. On this basis a more likely outcome is power feeding from Parnell or Newmarket to serve the proposal and that: a) A developer would likely pay their share to access the cable. b) A developer may need to provide space for a switch/transformer room to accommodate their load and allow other connections to be served from that room.
PPC 45	272, 274 and 278 Clevedon-Kawakawa	Notified	Water Wastewater Stormwater Transport	No water supply infrastructure available on site. Sites will be serviced via private rainwater collection tanks.	Clevedon wastewater and water connection targeted rate to	N/A

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
	Road, Clevedon		Power Telecom	<p>On-site wastewater treatment and disposal required.</p> <p>On-site stormwater run-off management required.</p> <p>Clevedon-Kawakawa Road is an arterial road. No public transport services are available in Clevedon.</p> <p>There are power lines located along the southern side of Clevedon-Kawakawa road.</p>	fund loans to those ratepayers who want to connect to the ‘town’ water and wastewater supply. This new rate will be implemented from 1 July 2021.	
PPC 46	Drury South	Operative	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	<p>Water - available</p> <p>Wastewater – available.</p> <p>Stormwater – public reticulation not available. Consent in accordance with global NDC approved for discharge to stream network.</p> <p>Transport – available, elements of internal network consented and currently under construction.</p> <p>NOR’s for designations lodged for Arterials and SH22</p>	None? DC agreement with developer.	<p>IFA between Drury South Limited and WSL for the design, construction vesting of watermains and wastewater network.</p> <p>IFA between Drury South Limited and Auckland Council for Stage 1 of Spine Road within PPC area.</p>

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
PPC 48	Drury Centre Precinct	Notified Hearing for non- transport submission done. Transport hearing 6-15 December	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Water Wastewater Stormwater – limited, already at capacity Transport – very limited and already at capacity. Triggers proposed (development limited until specified road upgrades provided) – pending the outcome of the hearing Power Telecom NOR’s for designations lodged for Arterials and SH22	Limited parks and open spaces. Part of the \$243m allocated through ATAP. Mostly for Waihoehoe Road DC’s beyond 10 years included in the “new” DC policy currently in progress.	New Zealand Upgrade Investment for Drury Central station and upgrades to SH1. Currently no agreement with developers.
PPC 49	Drury East Precinct	Notified Hearing for non- transport submissions on 29-30 November. Transport hearing 6-15 December	Water Wastewater Stormwater Water Wastewater Transport Power Telecom Parks Open spaces	Water – with limited capacity Wastewater – with limited capacity Stormwater -limited Transport – very limited and already at capacity. Triggers proposed (development limited until specified road upgrades provided) – pending the outcome of the hearing Power	Limited parks and open spaces. Part of the \$243m allocated through ATAP. Mostly for Waihoehoe Road DC’s beyond 10 years included in the “new” DC	New Zealand Upgrade Investment for Drury Central station and upgrades to SH1. Currently no agreement with developers.

Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau

PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
				Telecom NOR's for designations lodged for Arterials and SH22	policy currently in progress	
PPC 50	Waihoehoe Precinct	Notified	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Water – with limited capacity Wastewater – with limited capacity Stormwater -limited Transport – very limited and already at capacity. Triggers proposed (development limited until specified road upgrades provided) – pending the outcome of the hearing Power Telecom NOR's for designations lodged for Arterials and SH22	Limited parks and open spaces. Part of the \$243m allocated through ATAP. Mostly for Waihoehoe Road DC's beyond 10 years included in the “new” DC policy currently in progress	New Zealand Upgrade Investment for Drury Central station and upgrades to SH1. Currently no agreement with developers.
PPC 51	Drury 2 Precinct	Notified	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Water – with limited capacity Wastewater – with limited capacity Stormwater -limited Transport – very limited and already at capacity. Triggers proposed (development limited until specified road upgrades	DC's beyond 10 years included in the “new” DC policy currently in progress	New Zealand Upgrade Investment for Drury Central station and upgrades to SH1. Currently no agreement with developers.

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
				provided) – pending the outcome of the hearing Power Telecom NOR’s for designations lodged for Arterials and SH22		Wastewater (proposed in order to bring funding forwards – not in place) Working on IFA’s
PPC 52	520 Great South Road, Papakura	Approved	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Water Wastewater, Stormwater Transport,	DC’s beyond 10 years included in the “new” DC policy currently in progress	Working on IFA’s
PPC55	Patumahoe South	Notified	Water Wastewater Stormwater Transport Power Telecom	Water – upgrades required to Patumahoe reservoir (reticulation extends to site, but capacity sufficient to serve current live zoned land in Patumahoe) Wastewater – upgrades required (available up to 180 dev. unit equivalents whereas plan change would enable 200 – 250 dwellings) Stormwater – no public reticulation, new public infra		Working on IFA’s

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
				proposed discharging via wetland to Mauku Stream in accordance with global NDC. Transport – available		
PPC 56	Mitchelson St, Ellerslie	Limited Notified	Water Wastewater Stormwater Transport Power Telecom	Upgrades may be needed Upgrades may be needed Upgrades may be needed Network at capacity now First come first served N/A Brownfield site but not connected to public services. These are available to site. Stormwater discharged to aquifer.	No	No but in talks with Watercare Agreement with Watercare re connection to and upgrade of water network. Stormwater discharged to aquifer. Potential Infrastructure Funding Agreement (IFA) with AT for ped path in berm at future development stage.
PPC58	470 and 476 Great South Road and 2 and 8 Gatland Road, Papakura	Approved	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Greenfield development on edge of urban. Out of sequence request to live zone ahead of planned infrastructure through FULSS and Structure Plan. Infrastructure to be designed to the site.	Out of sequence – desirable live zone 2028-32. DCs beyond 10 years included in the “new” DC policy currently in progress	TBC
PPC59	Albany Precinct 10	Notified	Water Wastewater	Water - upgrades required Wastewater available		Not required

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
			Stormwater Transport Power Telecom	Stormwater available Transport - upgrades required.	Greenways and local board plans identify a number of upgrades.	
PPC 61	Waipupuke	Notified Hearings done, awaiting decision	Water Wastewater Stormwater Transport Power Telecom Parks Open spaces	Water - Upgrades/extension required to connect to public system. Wastewater -Upgrade /extension required to connect to public system. Stormwater - None – new on- site system will be required Transport – very limited and already at capacity. Triggers proposed (development limited until specified road upgrades provided) – pending the outcome of the hearing Transport - Upgrades to adjoining roads required. Upgrade to SH22 required. Intersection upgrades may be	Partial stormwater and wastewater and transport infrastructure identified – majority not covered. DC’s beyond 10 years included in the “new” DC policy currently in progress	New Zealand Upgrade Investment for Drury West station and upgrades to SH1. None currently – developers currently in talks with Watercare. Potentially AT prior to hearing.

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PC No. (PC- Council initiated) PPC – Private Plan Change)	Plan Change Name	Status	Infrastructure Type	Infrastructure physically available	Infrastructure in Long Term Plans	Infrastructure funding agreements with developers
				required in future. No public transport Upgrades to public transport (bus services and train stations) required. Power: New infrastructure will be required to service proposed development. Telecom: New infrastructure will be required to service proposed development. NOR’s for designations lodged for Arterials and SH22		

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