



OVERVIEW DOCUMENT

Tāmaki – Whenua Taurikura Auckland Future Development Strategy 2023-2053

He Whakarāpopototanga – Executive summary

Tāmaki Makaurau Auckland is anticipated to grow and change significantly over the next 30 years. Our population is expected to increase by around 520,800 people to a total of 2,230,800. The make-up of that population will change too - our population will be older, households will be smaller, and we will be even more multi-cultural.

It is important for Tāmaki Makaurau, and of national importance, that the region builds on its strengths, takes up its opportunities, and addresses its challenges. We need to accommodate our growing population, support quality-built environments and ensure a strategic and integrated approach to growth.

This is a time of uncertainty; climate change, severe weather events, environmental degradation, inequity, the COVID 19 pandemic, a changing legislative context and potentially major city-shaping transport infrastructure. These issues, and others, are forcing society to examine and challenge long-established ways about how we live and the impacts that this has on society and environmental wellbeing. How could we make better choices, not only now but also for the future?

Achieving a resilient, equitable and liveable Tāmaki Makaurau is a huge challenge that will take time. The Future Development Strategy focuses on the long-term future of Tāmaki Makaurau. It is our plan to manage growth for the next 30 years and provide sufficient residential and business land capacity - in terms of the quantum and location - to support urban growth and create a competitive market for land. It seeks to integrate long-term land use and infrastructure planning while meeting future climate, environmental, population, housing and employment needs. This requires the public and private sectors to work together to deliver quality urban growth and the best outcomes for Auckland.

The Strategy identifies a number of significant challenges that will not only impact the way we grow and develop, but also how we live and change behaviours over time. In its spatial response the Strategy continues the quality compact, multi-nodal model established in previous strategies, with further refinement of concepts and approaches.

It does however have two significant changes from previous strategies:

1. A much stronger focus on adaptation, particularly in relation to flooding hazards and the protection of life and property.
2. A greater recognition of the financial challenges facing Auckland Council and ratepayers and giving the development sector clear signals about these constraints and when council is likely to be able to invest in infrastructure and services in respective areas, especially in greenfields.

The aim is to give the sector as much certainty as possible for their own planning and outline the meaningful role it can play in the development of Tāmaki Makaurau.

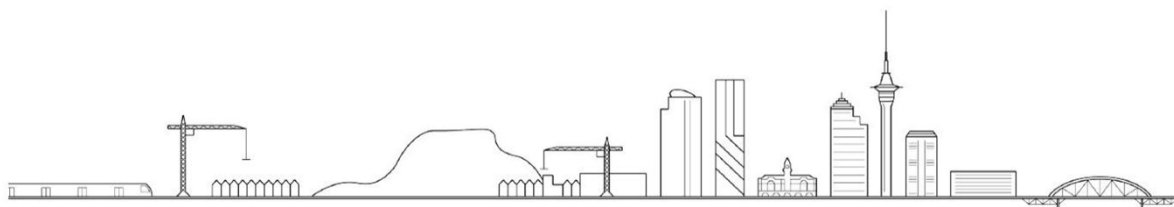


Figure 1 gives an overview of the essence of this Future Development Strategy; the significant challenges that need to be addressed, the core direction of the Strategy in response, and the key actions that flow from this.

In setting this direction the Future Development Strategy not only meets the intent behind the National Policy Statement on Urban Development 2020, such as ensuring sufficient residential and business development capacity, it also recognises the uniqueness of Tāmaki Makaurau, its people and its communities. Growth, the respective needs and hopes of all people, and a healthy environment and economy must be considered together when planning for the future. That is what the Future Development Strategy aims to achieve.



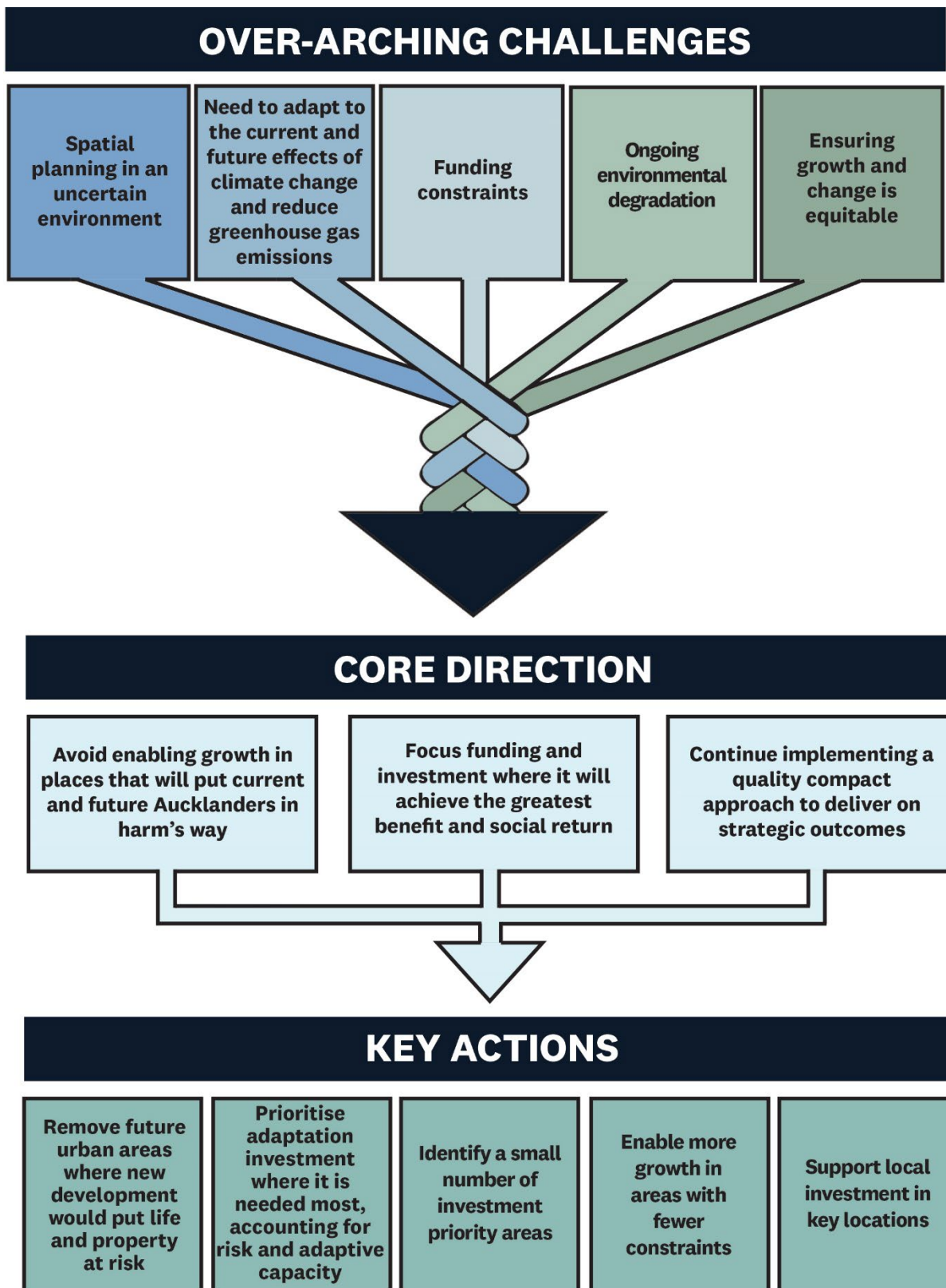


Figure 1 - Overview of the Future Development Strategy

Tā mātou anga mokowā e whai rautaki ana – Our strategic spatial framework

Our vision

Auckland's built environment underpins the development of prosperous, inclusive, and vibrant communities. Quality development helps to regenerate the environment and deliver our commitments to greenhouse gas emission reduction as we grow and change.

Te Tiriti o Waitangi

The council is committed to honouring Te Tiriti and enabling Te Tiriti outcomes. Through our ongoing relationships and engagement with mana whenua their voice, values, aspirations, and challenges have informed the strategic direction of the Future Development Strategy.

Hapū and iwi values and aspirations for urban development

The 19 mana whenua organisations representing hapū and iwi interests in Tāmaki Makaurau have consistently articulated their concerns, challenges, issues, needs and aspirations to the council.

The most common values that underpin te ao Māori are:

- mauri, rangatiratanga, mana motuhake, mātauranga māori, kaitiakitanga, manaakitanga.

Spatial outcomes



Tāmaki Makaurau is viewed as an interconnected living system – te mauri o te taiao is the life sustaining capacity of these systems that must be protected and enhanced. What happens in one place impacts other places and these impacts support a regenerative and equitable future.



Development achieves high quality living environments – this is at all scales of development from the city structure to places and spaces. Development must integrate the natural and built environments and respond to the local context.



Disparities in our communities and investments are addressed – investments are prioritised in the parts of the region that need it most, to address disparities and serve communities of greatest need.



Development results in resilient built systems, natural environment and communities – these can adapt and recover in the face of climate change impacts and an uncertain future. Areas at higher risk of natural hazards are avoided, and infrastructure investment is focused on resilient solutions. Growth results in greater resilience.

Principles for a quality compact approach to growth and change



Reduce greenhouse gas emissions – a compact urban form (greater density, mixed-use, limited urban expansion) reduces car dependency and vehicle kilometres travel by enabling people to live and work locally and choose walking and cycling. It is a critical requirement for low carbon and climate resilient development.



Adapt to the impacts of climate change – as our climate changes, the frequency and severity of hazards will worsen. Where and how we plan for growth and adapt to these hazards is increasingly important. We will avoid further growth in areas exposed to significant hazards, integrate nature-based infrastructure and support communities to develop adaptation responses in high-risk areas.



Make efficient and equitable infrastructure investments – infrastructure is expensive and takes significant time to plan and implement. We will take a regional view to infrastructure investment, make the best use of existing infrastructure and make investment decisions that deliver on multiple outcomes. Council will also work with the private sector to find new innovative ways to fund infrastructure.



Protect and restore the natural environment – the ecological health of the natural environment is critical to the success of urban spaces in Tāmaki Makaurau. Partnering with mana whenua and drawing from mātauranga Māori will enable greater outcomes. We will integrate, protect and restore the natural and built environment.



Enable sufficient capacity for growth in the right place at the right time – most growth will occur within existing urban areas. The council must make choices about how it allocates limited funding across Tāmaki Makaurau. We will prioritise areas that deliver the greatest benefits, across multiple outcomes, for growth and investment. The Future Development Strategy provides for sufficient housing and business capacity over the next 30 years.

Tā mātou urupare mokowā – Our spatial response

Tāmaki Makaurau is made up of four main spatial environments: the existing urban, future urban, rural and business areas. While these spatial environments each have distinct characteristics and contribute differently to the region, they are interconnected and exist as part of the larger regional system. The Future Development Strategy aims to promote the quality compact approach to growth and reinforce the multi-nodal approach.

Existing urban areas

For each of the last five years, over 80% of growth has happened within existing urban areas, mostly through intensification. Looking ahead, most growth will be accommodated within existing urban areas.

Key considerations	Way forward
<ul style="list-style-type: none"> • Insufficient integration of well-being and environmental outcomes with housing development – wider sustainability and community well-being outcomes are as important for long-term success as increasing the number of dwellings. • Neighbourhoods need to be more sustainable – newer neighbourhoods often need better linkages for people to move around, and a broader range of services to meet day-to-day needs locally. • Investment must be focused to get maximum benefit – uncertainty about where and when growth will be taken up, and the need for additional infrastructure. • Areas of risk must be accounted for – some areas within the existing urban area are exposed to hazard risks to the extent that future risk must be avoided and further development in these areas potentially curtailed. 	<ul style="list-style-type: none"> • Identify and further enable and incentivise residential capacity – in locations of high demand close to optimal centres, employment, rapid transit and with low hazard risk. • Neighbourhoods are focused around strong centres – these neighbourhoods need to become more mixed-use and accessible by walking and cycling. • Investment targeted as areas develop and intensify – to address real community needs and to get the most out of the combined investments made. • Identify areas more constrained by hazards – housing capacity in locations which are highly constrained by hazards may be reduced. Over time, forgone capacity will be offset by creating additional capacity in good locations elsewhere, so that overall capacity is broadly maintained.



Future urban areas

While most growth is anticipated to be through intensification in existing urban areas, future urban areas will provide for urban expansion. The Future Development Strategy sets out the timing of development in future urban areas based on when all the required bulk infrastructure can be provided.

Key considerations	Way forward
<ul style="list-style-type: none"> • Private plan changes undermine coordination while funding and financing pressures have increased – ad hoc or out of sequence development in an increasing number of future urban areas has put pressure on the council group’s ability to provide funding and financing to service development. • Constraints need far greater recognition – knowledge and awareness about natural hazards and the impacts of climate change is increasing. All future urban areas have some level of constraint on development. 	<ul style="list-style-type: none"> • Timing and prerequisites for development – linked to when all the required bulk infrastructure can be provided for development. The timing of live zoning is adjusted to reflect the realities of infrastructure funding and provision in the existing urban areas. • Private sector infrastructure provision – a pathway is signalled for the private sector to fund infrastructure ahead of when the council can fund the required infrastructure. • Growth will not be enabled in known hazard areas – there is direction to remove the most constrained parts of four future urban areas due to risk to life and property. • Flood risk in ‘red flagged’ areas – specific requirements are outlined where urban development would increase existing flood risk within the future urban area and downstream.

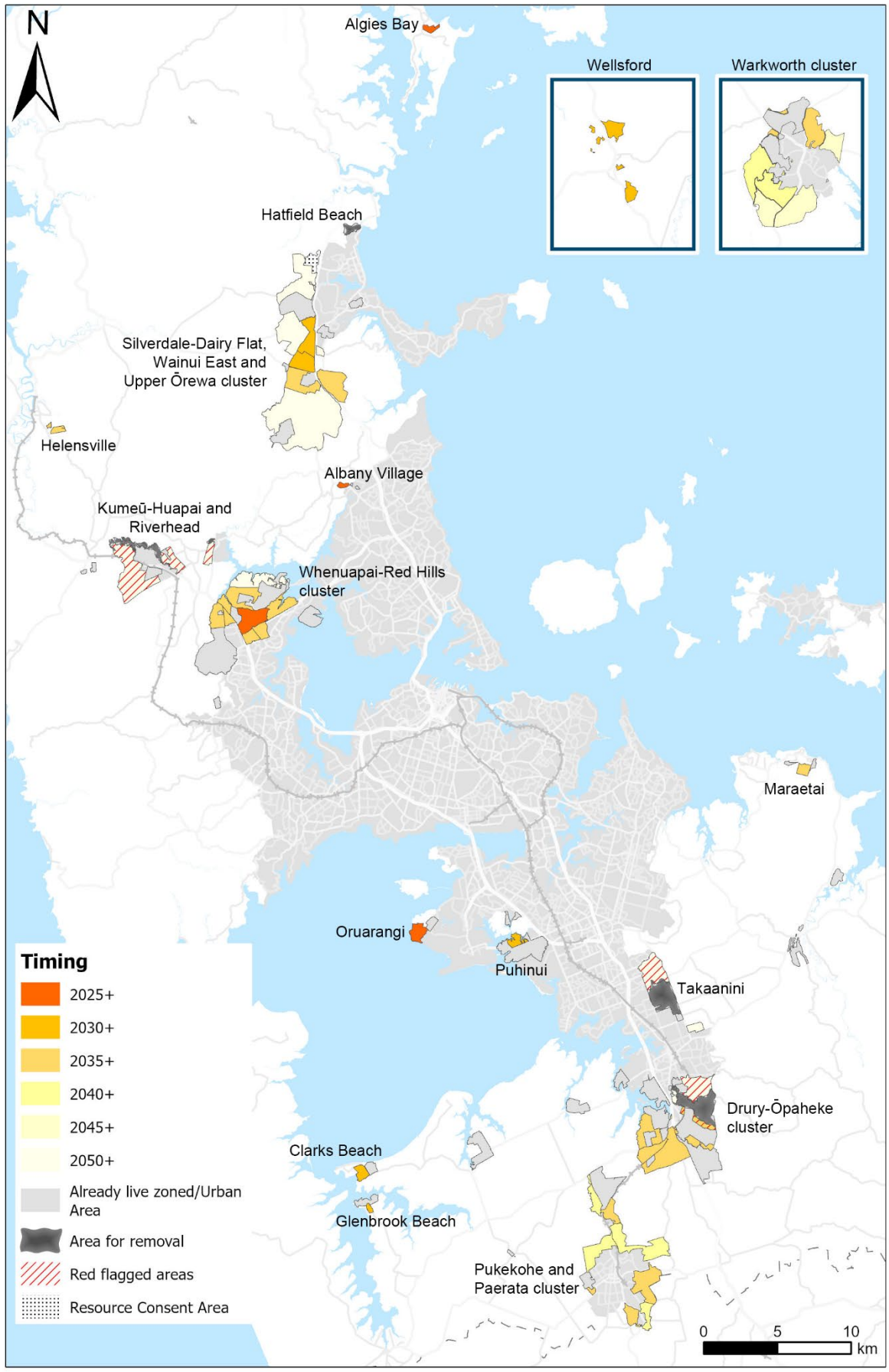


Figure 2 - Future urban areas

Rural areas

Rural areas in Tāmaki Makaurau vary considerably and are a mix of cultivated, natural and built environments. The type of infrastructure needed to support rural settlements and their projected growth vary. Understanding this is key to identifying what investments may be needed in the future.

Key considerations	Way forward
<ul style="list-style-type: none"> • Reducing environmental degradation and restoring ecosystems – this is fundamental to the well-being and resilience of rural areas. • Rural growth has many and varied impacts – commercial production, recreation and tourism result in competing demands and issues such as land fragmentation and loss of productive soil. • Resilience of rural communities – climate change disproportionately affects rural communities, if infrastructure fails it can cause significant impacts to the long-term resilience of these communities. • Resilience and well-being of rural Māori communities – Treaty settlement and Māori land is primarily within the rural periphery, outside of areas with considerable development options. • Broadening economic base – large industrial land holdings in rural areas combined with technology advancements open up opportunities for new industries and increase employment options. 	<ul style="list-style-type: none"> • Limiting rural residential growth – to protect the natural and productive environments by focusing growth mainly in the nodes of Warkworth and Pukekohe. • Increasing rural resilience – by addressing and adapting to natural, economic, and social stressors. • Protecting rural production – by minimising land fragmentation and reverse sensitivity effects to safeguard highly productive land. • Resilience and well-being of rural Māori communities –Development of Māori Land and Treaty settlement commercial redress land needs to be enabled to uplift Māori well-being. • Preparation of a Rural Strategy – to better understand our rural settlements, environment, productivity, and their relationship to the rest of the Auckland region to inform the future approach to rural areas.



Business areas

As Tāmaki Makaurau grows, it must provide capacity for new business growth. Over the next 30 years around 257,000 new jobs may be needed. COVID-19, online working and trading has changed where and when people work.

Key considerations	Way forward
<ul style="list-style-type: none"> • Making the best use of existing business land – existing industrial land is highly constrained for expansion within the existing urban areas, and there is also pressure on industrial uses to move and make way for cleaner land uses. • Greater access to employment – growing employment opportunities in the sub-regional nodes, means people can work or study closer to home. • Enabling housing near employment – employment is currently concentrated in a small number of key economic places. Conversely, employment opportunities are under-represented elsewhere in the urban area. 	<ul style="list-style-type: none"> • Safeguarding options for the future – safeguard existing business land and manage the supply of different types of future business land. • Business land in future urban areas – is needed particularly in the north, north-west and south. • Better access to employment – the urban area needs flexibility to respond in a way that supports future economic needs. Extending areas with a mix of different land uses in certain locations will lead to VKT reduction. • Enabling development of Māori and Treaty settlement land – to lift mana whenua social, cultural, and economic well-being significantly.



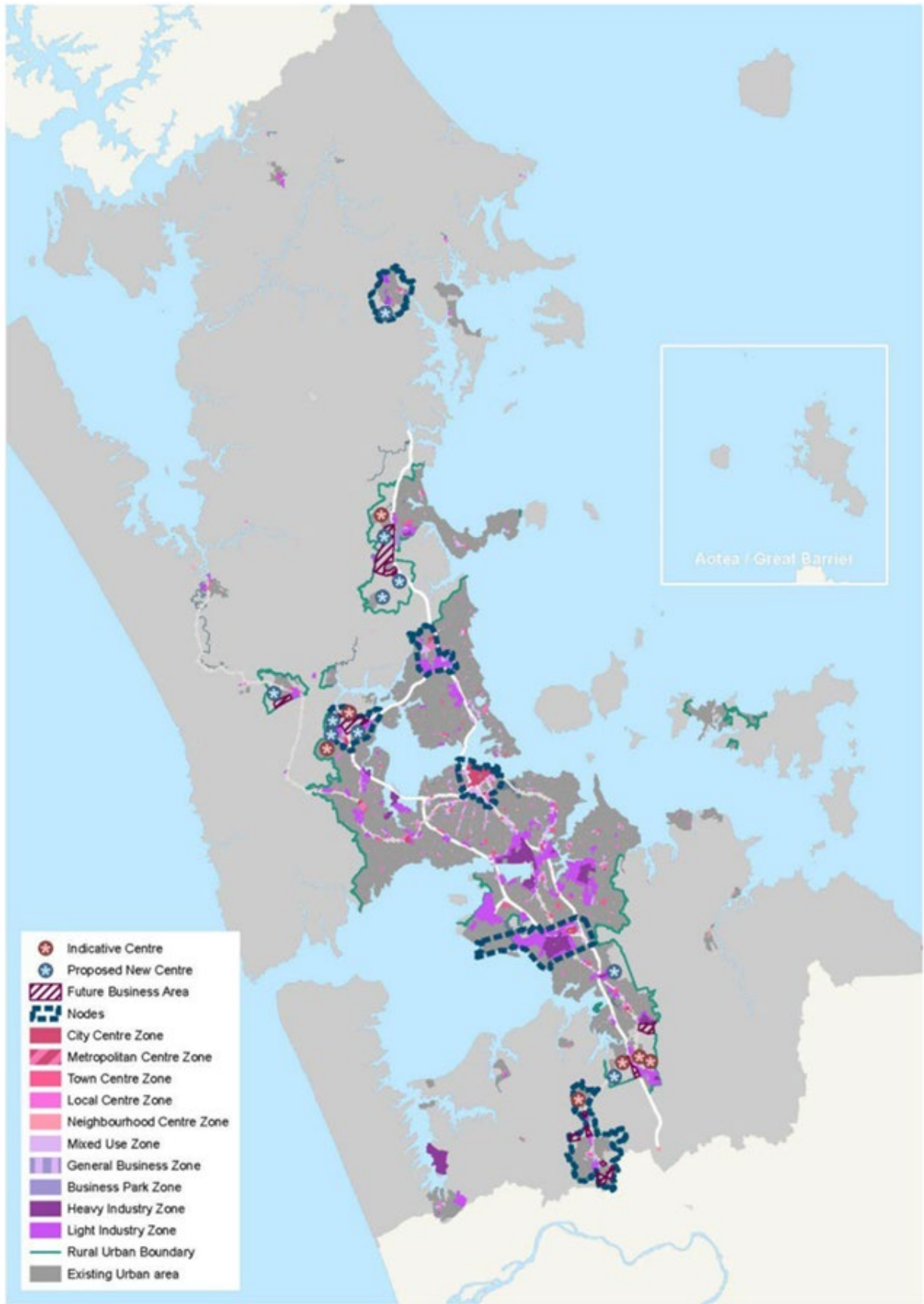


Figure 4 - Business map

Spatial prioritisation

Investment needs to be prioritised in areas that will achieve the greatest benefits. Prioritisation needs to be based on what provides the most benefit for the whole region, rather than considering outcomes in isolation or in separate geographic areas. This enables regional comparison and benefit evaluation of projects / investment. Four types of spatial priorities are identified for investment:

1. **Nodes:** these areas play an important role in providing for greater sub-regional sustainability. Their scale and importance mean that significant projects and investment are needed for one or more of the nodes on an on-going basis. As significant projects are completed in one node, another node is likely to become the priority in the next funding period.
2. **Joint priorities between the council and central government:** these priorities focus on the Auckland Housing Programme, that includes the development of significant areas where bulk infrastructure is needed to enable regeneration, housing, jobs and recreation areas. Project timeframes span across two to three decades.
3. **Local areas and community investment:** investment in these areas is to provide for projects that strengthen communities through smaller scale interventions. These interventions and investments may be of shorter duration or broken into stages and may well be combined with local board funded projects and initiatives.
4. **Infrastructure deficit priorities:** areas where either bulk or more localised network infrastructure constraints such as transport, water supply or wastewater limit development in an otherwise good location.

The timing, including the short to medium-term and long-term priorities, and scale of the investment will vary over the next 30 years depending on the type of priority area as shown on Figure 5 and 6 below.



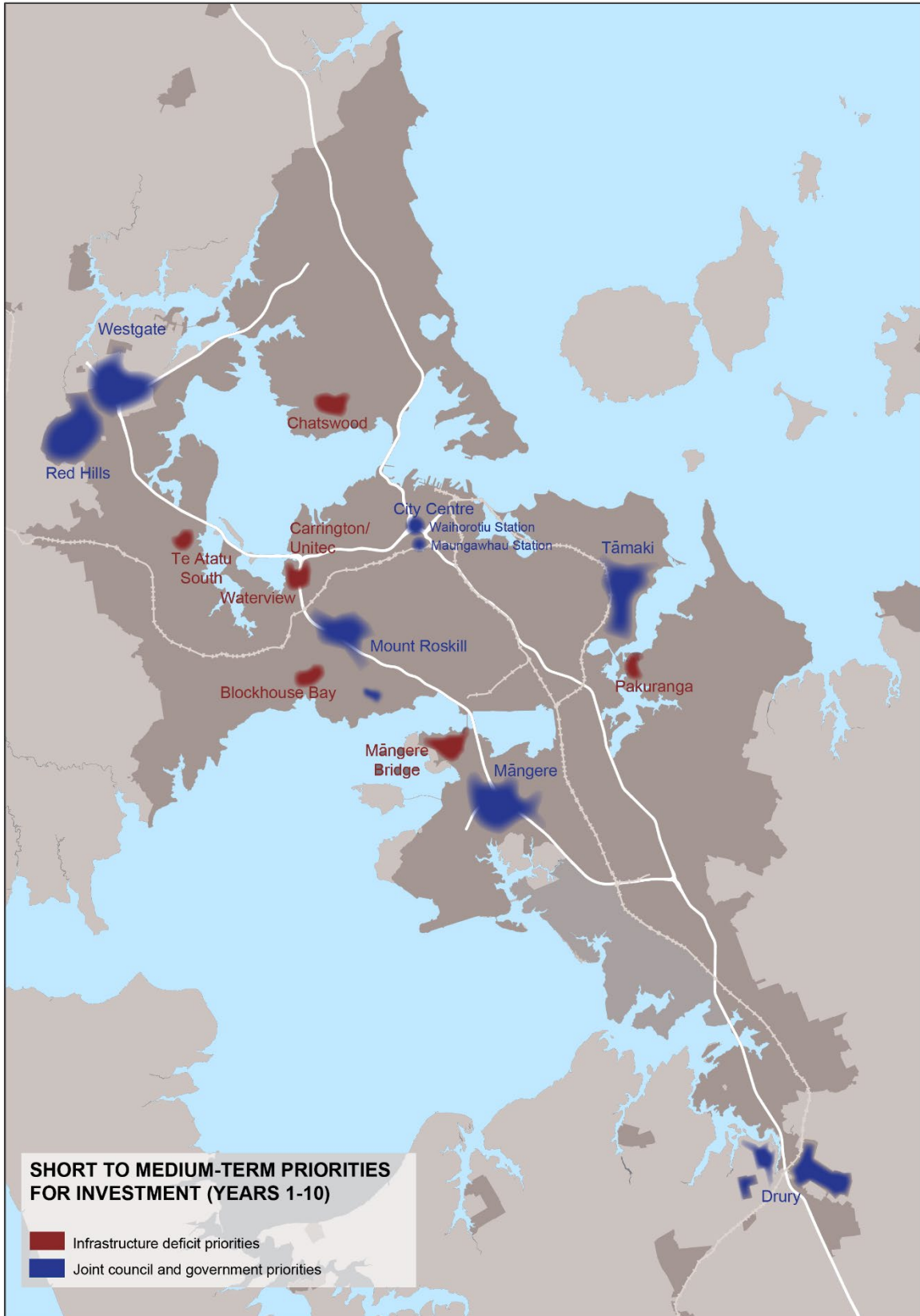


Figure 5 - Short to medium-term priorities for investment

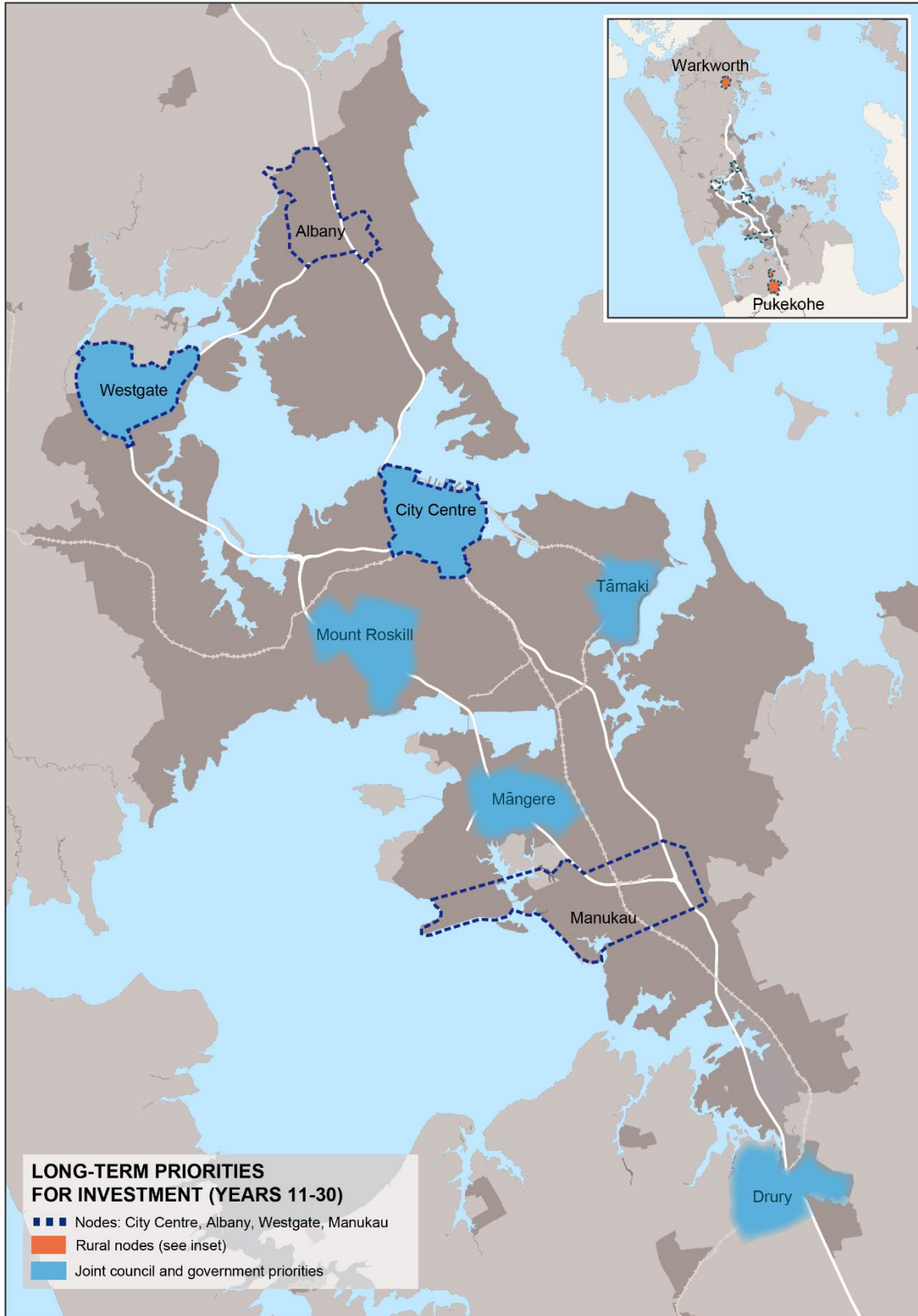


Figure 6 - Long term priorities for investment

Future growth locations

In these locations longer-term prioritisation (years 11-30) currently cannot be done with any degree of certainty. The specific locations that will be unlocked for development by future major projects depend on more detailed project planning, funding certainty and timing. These locations may become future priorities for investment, however, these locations may change and/or other locations may emerge as circumstances change.

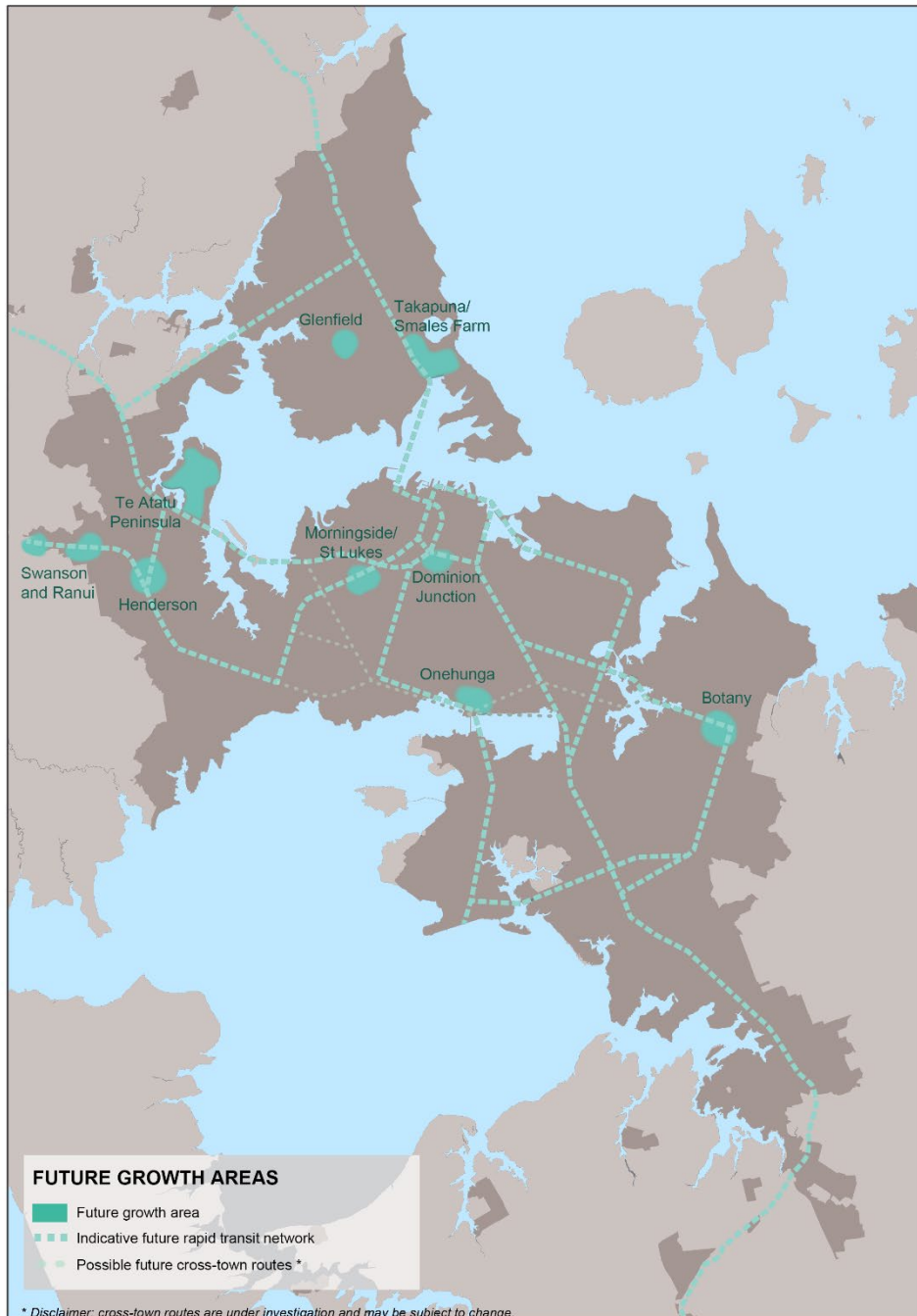


Figure 7 – Future growth areas

Approach to natural hazard constrained areas

There are many locations across Tāmaki Makaurau that are constrained, to various degrees, by different types of hazards. A natural hazard constraint does not automatically indicate a high level of risk exposure to life or property. However, constraints are included in assessing the suitability of areas for development in the region. The approach to constrained areas has two key aspects:

1. **Existing urban area:** a region-wide approach that identifies locations most constrained by hazards, with the highest population density and also the highest levels of deprivation (see Figure 8 below). This is where the council should focus initial investigations into appropriate adaptation responses.
2. **Future urban areas:** considers hazard constraints and other criteria to assess the suitability of these locations for future development. This results in a strategic direction for the partial or entire removal of four future urban areas:
 - Hatfields Beach stage 2
 - Parts of Kumeū-Huapai-Riverhead
 - Southern part of Takaanini
 - Parts of Drury-Ōpaheke

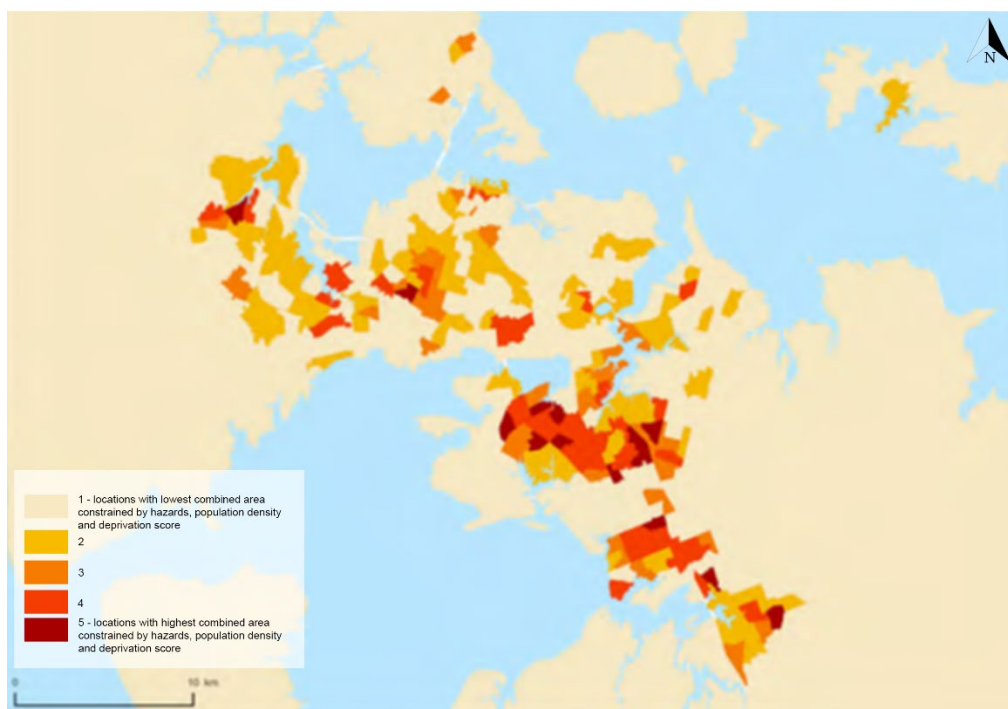


Figure 8 - Map showing locations which are highly constrained by hazards with highest population density and deprivation (as at June 2023).

Approach to iwi development

Te Tiriti o Waitangi guaranteed Māori authority over their lands and villages. Land confiscation and alienation of Māori land by the government occurred in Tāmaki Makaurau within a few decades of the signing of the Treaty leaving iwi and hapū virtually landless. If land was retained, it was often in places of little economic use or importance. These are now places of ecological importance or significance with associated restrictions and community expectations of use.

The council recognises that the vast majority of land returned through Treaty settlements and Māori land is located outside of the existing urban and future urban areas and there are therefore development limitations that disadvantage Māori socio-economic opportunity and undermine redress intent.

Māori land and iwi strategic developments will be enabled / not constrained by the Future Development Strategy. These developments and uses will be determined by subsequent planning processes. In some cases, local rural areas of Māori land will be actively supported, for example, where land is adjacent to rural towns or settlements, or rural enterprise compatible with surrounding activity. Figure 9 below shows the general locations of Māori Land and Commercial redress land across Tāmaki Makaurau.

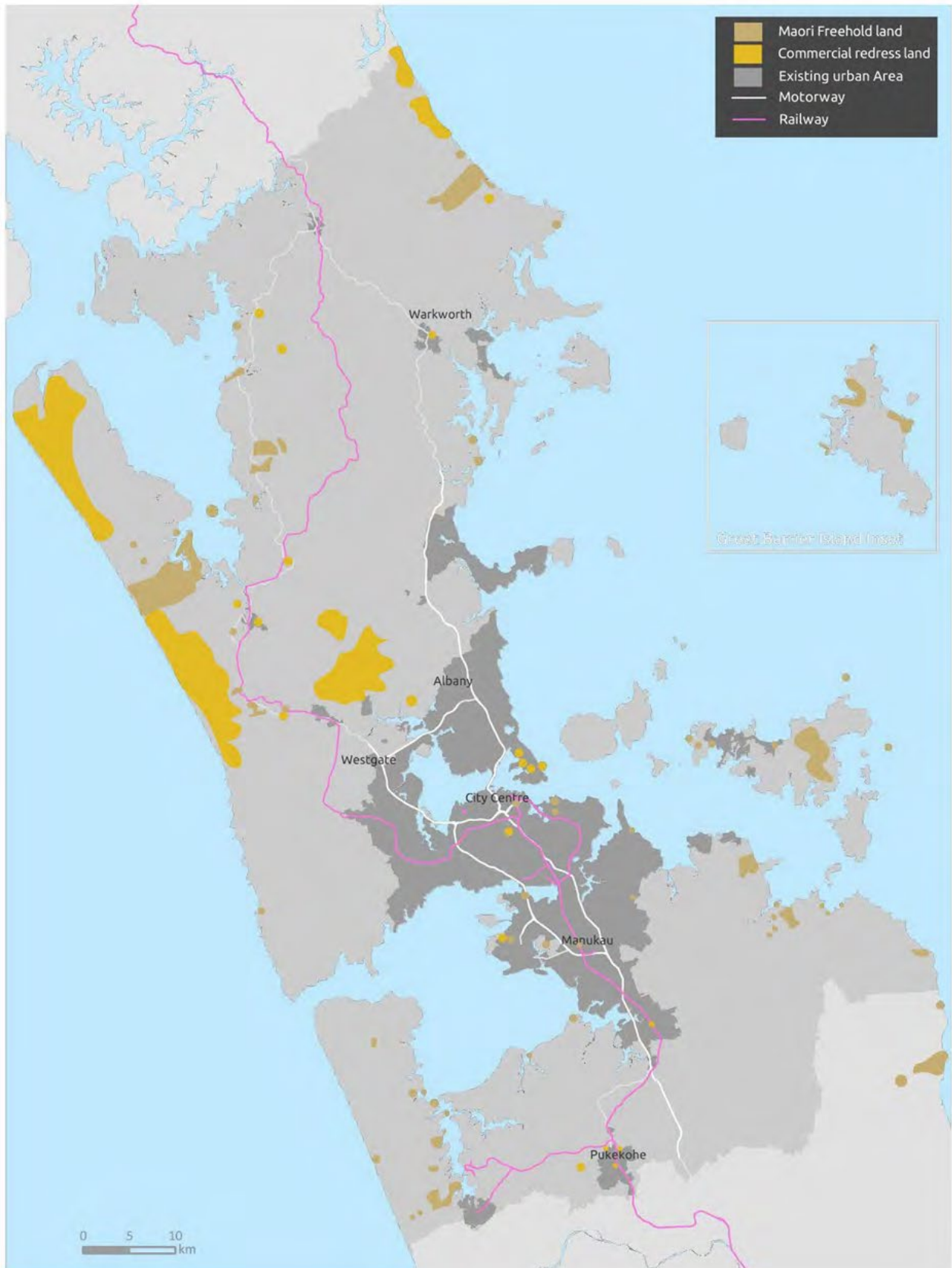


Figure 9 – Locations of Māori land and commercial redress land across Tāmaki Makaurau

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