

---

DRAFT  
SOUTHERN  
RURAL  
STRATEGY  
FOR PUBLIC  
CONSULTATION

---



October 2024



# Contents

Forward .....	3
Executive summary .....	4
Part 1: Introduction .....	5
Why this draft Strategy is important .....	5
Part 2: Context .....	8
Part 3: Strategic framework .....	18
Enhanced rural form and growth .....	21
Resilient rural areas and communities .....	23
Efficient and equitable infrastructure .....	27
Restoring and enhancing the natural environment and soils .....	29
Supporting Māori outcomes .....	31
Part 4: Our rural spatial response .....	33
Moderate to high anticipated growth .....	35
Low to moderate anticipated growth .....	35
No to low anticipated growth .....	35
References .....	40
Appendices .....	42
Appendix A: Legislative, statutory and policy context .....	43
Appendix B: Summary of interest group feedback: challenges for growth .....	49
Appendix C: Rural settlements classification .....	52
Appendix D: Rural settlements assessments, grouped by subdivision .....	54
Appendix E: Existing Rural Settlement Network .....	63
Appendix F: Anticipated growth and development capacity by settlement .....	66
Appendix G: Rural settlements' profiles.....	69

## Forward

By the Franklin Ward Councillor. This sets out the high-level reason for the draft Strategy from their perspective.

# Executive summary

The southern rural area faces the greatest tension between urban development (both existing and potentially new) and the need to improve rural productivity, sustain the natural environment, and respond to the impacts of climate change.

The draft Southern Rural Strategy seeks to integrate community aspirations with the many challenges that come with growth while meeting with future climate, environmental, population, infrastructure, housing, and employment needs.

Growth in the right place and at the right time is therefore key to ensuring that communities, mana whenua, and industry will thrive and be resilient now and in the long term. Achieving this is a challenge that will take time.

While most of the population growth in Tamaki Makaurau Auckland is expected to be in the urban areas of the region, the southern rural area of Auckland is also anticipated to grow considerably over the next 30 years. The population in the Franklin Local Board area is expected to grow by around 95,000 people between 2018 and 2052 to a total of approximately 180,000.

The southern rural area is also a major contributor to Auckland's economy, mainly through manufacturing, construction, forestry, and horticulture. A large portion of the western and middle part of the area contains highly productive land and is therefore known as Auckland's and, to some extent, New Zealand's food bowl.

The draft Southern Rural Strategy identifies the specific rural challenges to growth and provides a spatial response that brings together the quality compact approach of the Future Development Strategy 2023 with this strategy's Strategic Framework (Part 3).

This sets the scene for the spatial response to growth in the southern rural area (Part 4).

The draft Southern Rural Strategy recognises the uniqueness of the whole sub-region as well as each rural settlement. It provides direction on how the southern rural area, and its communities, will:

- prosper and be resilient in the future
- grow while providing for the wellbeing of people and the environment
- contribute to the wider economy of Auckland.

Growth, the respective needs and aspirations of all people of the rural south, and a healthy environment and community must be considered when planning for the future. This is what the Southern Rural Strategy aims to achieve.

# Part 1: Introduction

The draft Southern Rural Strategy provides direction for the long-term management of growth and development in the southern rural areas of Tāmaki Makaurau Auckland. It is a sub-regional spatial strategy, that complements the regional direction set out in the Future Development Strategy 2023-2053.

Auckland is anticipated to grow by 258,000 households and 649,000 people between 2018 and 2052. The southern rural area, that includes the whole Franklin Local Board area with the addition of small adjacent rural land within the Howick and Papakura Local Board. This area is anticipated to grow by approximately 39,000 households and 95,000 people between 2018 and 2052. This is approximately 15 per cent of the total expected growth in Auckland over that timeframe.

The southern rural area is a unique and valuable part of Auckland because of its varied uses, resources and natural environment. It is important we retain the key qualities of the sub-region, while enabling the area to provide for its future needs. This includes providing for housing and employment growth while protecting the area's productive rural land and natural environment.

Most growth in the southern rural area during the next 30 years is anticipated to take place in Pukekohe, Paerātā and Drury. Growth and investment (both privately and publicly funded) in these locations will not only benefit the immediate urbanising areas, but will also provide services, facilities and employment opportunities to the wider southern rural area.

## Why this draft Strategy is important

Along with the Future Development Strategy, this draft Southern Rural Strategy tackles the tensions between the pressure to urbanise, pressure for subdivision and development of rural land for uses other than rural, community aspirations, needs of rural industries, the protection of highly productive land and constrained infrastructure. These tensions provide a basis for coordinated, future planning to support and provide an opportunity for residents and communities in the southern rural areas to prosper.

This draft Southern Rural Strategy recognises the diversity of different areas, places, environments, communities and people, while also highlighting the importance of the southern rural area within the wider region and beyond. Given its identity as one of the main 'food bowls' of New Zealand, and its economic contribution to the Gross Domestic Product (GDP) of Auckland, it is important that the southern rural area is developed in a way that ensures it continues to be a key resource for the future.

Importantly, the draft Southern Rural Strategy does not identify additional land for future urban zoning, nor does it change the timing of existing future urban zoned land in these areas.

## Background

The Future Development Strategy takes a quality compact approach to growth, which anticipates most growth will be in existing urban areas, with some growth in future urban areas and limited growth in the region's rural areas. Auckland has taken this approach to growth since 2012.

The Future Development Strategy outlines five key considerations that pose both challenges and opportunities for rural Auckland. These are<sup>1</sup>:

---

<sup>1</sup> Auckland Council 2023, Future Development Strategy, page 48.

1. Reducing environmental degradation and restoring ecosystems
2. Rural growth has many and varied impacts
3. Resilience of rural communities
4. A broadening economic base, and
5. Resilience and wellbeing of rural Māori communities.

In the rural context, the Future Development Strategy seeks to:

- limit rural residential growth by focusing growth in existing towns and villages, and
- increase rural resilience not only in response to challenges relating to the environment and natural hazards but also to ensure rural communities continue to be strong and productive.

To support the five key considerations and two outcomes above, the Future Development Strategy identified the need to develop a rural strategy for rural towns and villages, including their environments, productivity and employment (prioritising the southern rural area – this document) to inform the future approach to rural areas.

The legislation and policy framework that underpins the Southern Rural Strategy can be found in Appendix A.

## What this Strategy will be used for

This Strategy:

- sets the strategic intention of how the area may accommodate anticipated growth over the long-term
- articulates community aspirations for future land use and development
- provides a high-level assessment of residential and business development capacity, current and planned infrastructure, and environmental constraints, Māori communities and community and social resilience
- will be used as 'any other matter' to be 'had regard to' in Resource Management Act planning decisions [(s104(c))]
- will be used by Te Kaunihera o Tāmaki Makaurau Auckland Council, including CCOs to inform decision-making
- informs future iterations of the Auckland Growth Scenario<sup>2</sup>
- may identify and inform further specific work (e.g., Auckland Unitary Plan changes, adaptation planning, research, preparation of new or review of existing strategies and policies).

## How this draft Strategy was prepared

Auckland Council's Planning, Environment and Parks Committee endorsed<sup>3</sup> the preparation of this draft strategy in April 2024. Franklin Local Board also supported<sup>4</sup> its preparation and provided assistance by coordinating engagement with communities and interest groups.

---

<sup>2</sup> A series of household, employment and population projections covering a 30-year period published by Auckland Council. The scenario is primarily intended to provide a numerical distribution of growth that is aligned with the timing and sequencing of growth in the Future Development Strategy, over time.

<sup>3</sup> Resolution number PEPCC/2024/23

<sup>4</sup> Resolution Number FR/2024/117

Interest groups provided their industry or community-specific views on current issues and opportunities to inform the draft strategy. Key interest groups included community groups, business associations, local representatives of rural production industry organisations, government agencies, Council-controlled organisations, as well as developers with interest in the area. A summary of interest group comments can be found in Appendix B. Engagement with iwi and hapū will be ongoing throughout the development of the Strategy.

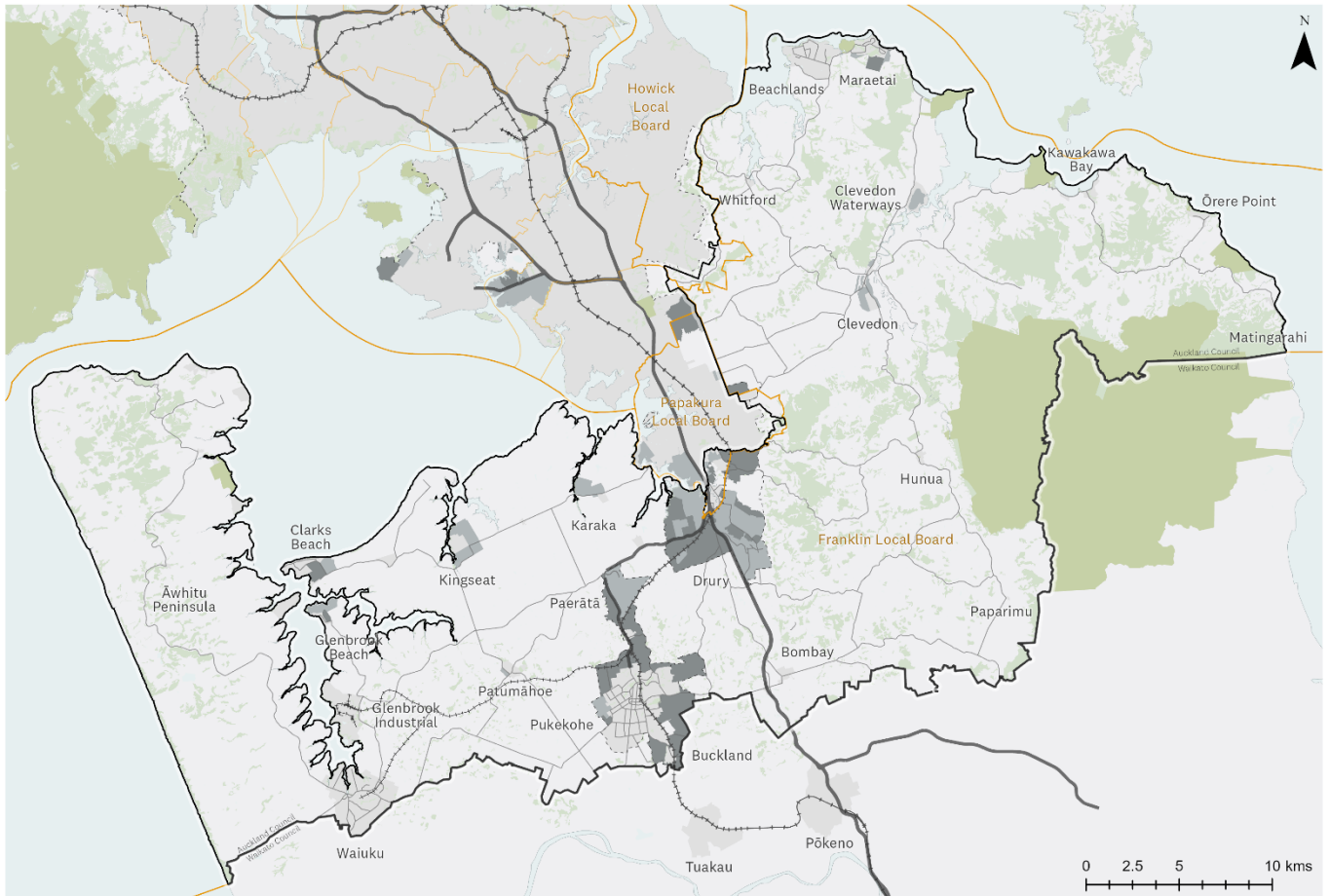
Interest group feedback, along with data, analysis and research, informed the draft Strategy. The draft Strategy also builds on previous work undertaken to develop the Rural Urban Boundary, identify future urban areas, and distribute growth which informed the Auckland Plan 2012, the Future Urban Land Supply Strategy 2017 (replaced by Future Development Strategy 2023), The Auckland Plan 2050 (2018), and the Auckland Unitary Plan.

## Study area

The draft Southern Rural Strategy includes the full Franklin Local Board area with the addition of small adjacent areas of rural land within the Howick and Papakura Local Boards. A map of the study area is shown in Figure 1.

The draft Southern Rural Strategy includes all settlements in this area. All areas with current urban zoning and future urban development of the Drury and Pukekohe / Paerātā areas are also included in the context of the role they play in supporting rural settlements now and in the future. The draft Southern Rural Strategy is informed by recent planning and investment decisions for Pukekohe / Paerātā and Drury.

## Map of study area and settlements



### LEGEND

Auckland Council boundary	Regional park	<b>Transport</b>
Rural Urban Boundary (RUB)	Future Urban Zone	State Highway & Major Roads
Local Board Boundaries	Live-zoned future urban areas	Arterial roads (within study area)
Study area	Existing urban areas	Railway (Passenger)
Ecosystems - Terrestrial (Current Extent)	Land	Railway (Other)
	Water	

Figure 1: Map of study area and settlements

## Part 2: Context

The rural area of Auckland accounts for 87 per cent of the region’s total land area and is home to approximately 15 per cent of the population. Rural settlements play a critical role in the social, environmental, and economic functioning of Auckland and contribute to its prosperity and liveability. Ongoing expansion of urbanised areas into rural areas undermines their preservation and makes it more challenging to achieve broader outcomes for Auckland. There are strong development pressures in the southern rural area specifically that, in many cases, compete or conflict with rural production.

There is no single definition of ‘rural’. Instead, there are different ways of describing rural based on population density, settlement size, distance between settlements, areas that are surrounded by rural zoned land, or the area that is outside an urban boundary. For this draft Strategy, rural means all land outside of the Rural Urban Boundary.

Rural settlements are often classified based on their role and function. A description of the classification types and the classification of settlements in the southern rural area can be found in Appendix C.

## Snapshot of the southern rural area

The southern rural area is diverse. Along with its urban settlements and extensive areas of rural land, the southern rural area includes the coastline of both the Manukau Harbour in the west and Firth of Thames in the east. It has three geographic areas (illustrated in figure 2), based on Statistics New Zealand subdivision geographical units. Each of these areas have their own history, characteristics, issues, and opportunities:

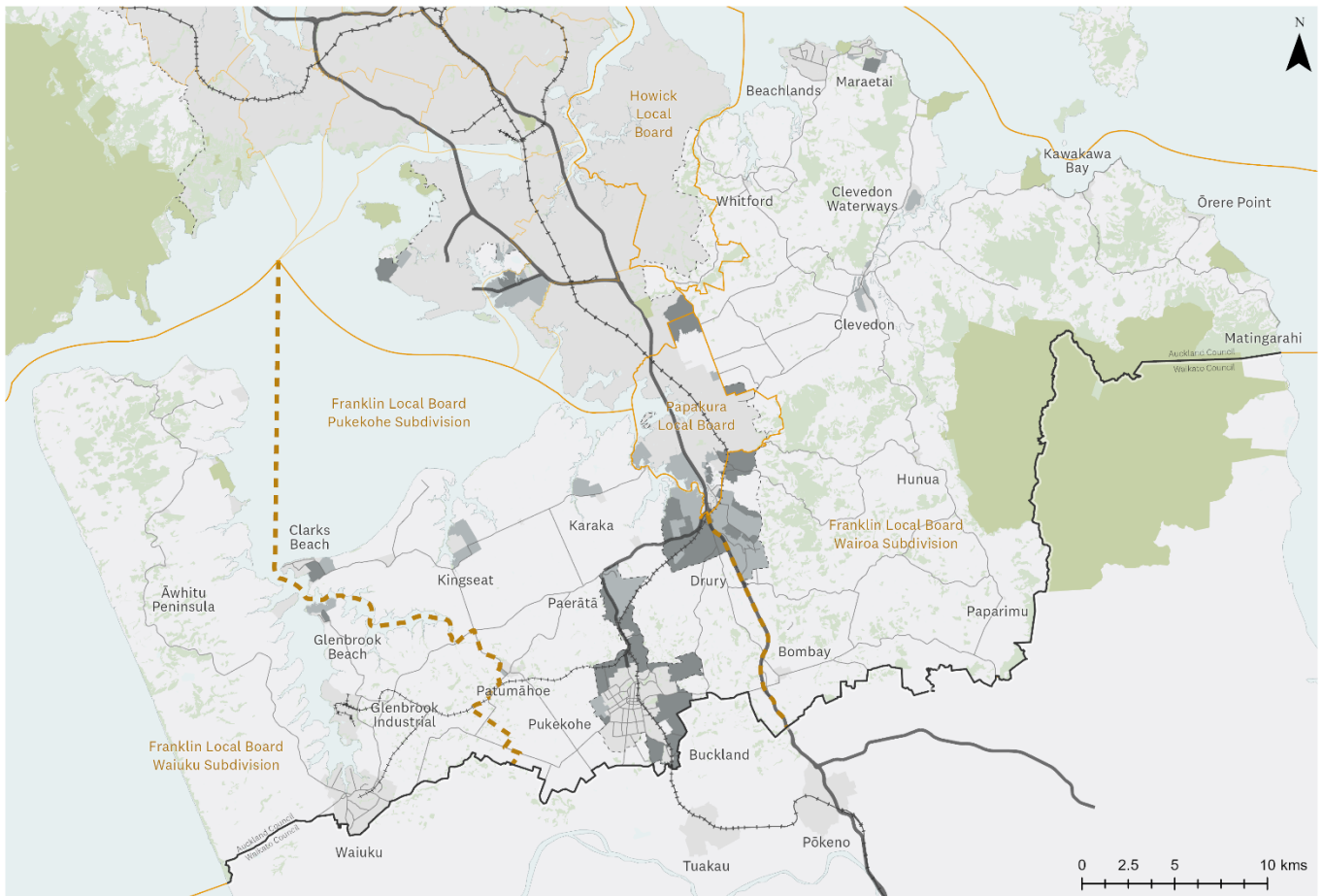
1. **Wairoa subdivision**, to the east, is a relatively sparsely populated area. The four main settlements in the area are Beachlands-Maraetai, Clevedon and Drury. There are also a number of smaller inland villages like Ardmore and Bombay, as well as coastal villages such as Whitford, Kawakawa Bay, and Ōrere Point.
2. **Pukekohe subdivision**, in the centre and to the west of State Highway 1, includes Pukekohe, the largest town in the southern rural area. Pukekohe is also a rural node<sup>5</sup> that is adjacent to Paerātā. The subdivision also includes a few small inland and coastal villages such as Clarks Beach, Waiiau Pā, Kingseat, Karaka and Patumāhoe.
3. **Waiuku subdivision**, to the west, includes Waiuku, the second largest town in the southern rural area, a few smaller villages such as Glenbrook and Glenbrook Beach, and the entire Āwhitu Peninsula.

Most of the Pukekohe and Waiuku subdivision areas contain highly productive soil that provides the basis for extensive rural industries such as fruit and vegetable growing, pasture, and dairying. The Wairoa subdivision is characterised by large undulating landscapes that are used for a variety of agricultural and tourism-related activities such as viticulture and equine industries, quarrying and waste management.

---

<sup>5</sup> Future Development Strategy 2023

## Map of Local Board and Subdivision boundaries



### LEGEND

Auckland Council boundary	Regional park	<b>Transport</b>
Rural Urban Boundary (RUB)	Future Urban Zone	State Highway & Major Roads
Local Board Boundaries	Live-zoned future urban areas	Railway (Passenger)
Subdivision Boundaries	Existing urban areas	Railway (Other)
Ecosystems - Terrestrial (Current Extent)	Land	Arterial roads (within study area)
	Water	

Figure 2: Local Boards and Subdivisions

## Māori in the southern rural area

Wai (water) is of high importance to Māori, it is a precious taonga (treasure), part of whakapapa (genealogy) and of Māori identity. For Māori, the health of the water is connected to the health of the people, therefore, water quality and the coastal environment are important considerations for Māori. The Manukau Harbour and the Hauraki Gulf coast and their tributaries are important resources and has significant cultural values however past and current land management practices have compromised the harbour's mauri (life-force) and water quality. The Hunua ranges also hold special significance for its large tracts of regenerating and mature indigenous forest, nationally and regionally threatened species, and many sites of significance to iwi.

There are six marae across the southern rural area. Marae are valued as centres of excellence for whānau Māori, playing significant roles in communities. They have a role as places of spiritual and cultural connection and focal points for Māori social, economic and cultural leadership. Marae often extend whanaungatanga (kinship) to the wider community, including in times of need.

A significant proportion, 17 per cent, of Franklin Local Board area's population identify as Māori<sup>6</sup>, compared to 12 per cent in Auckland. The median age of people of Māori descent living in the Franklin Local Board area as at the 2023 Census is 26.4. This is comparable to the median age for age for people of Māori descent living in Auckland but is younger than the median age of all Franklin Local Board residents, which is 40.1.

There are 11 mana whenua entities representing hapū and iwi in the draft Southern Rural Strategy area.

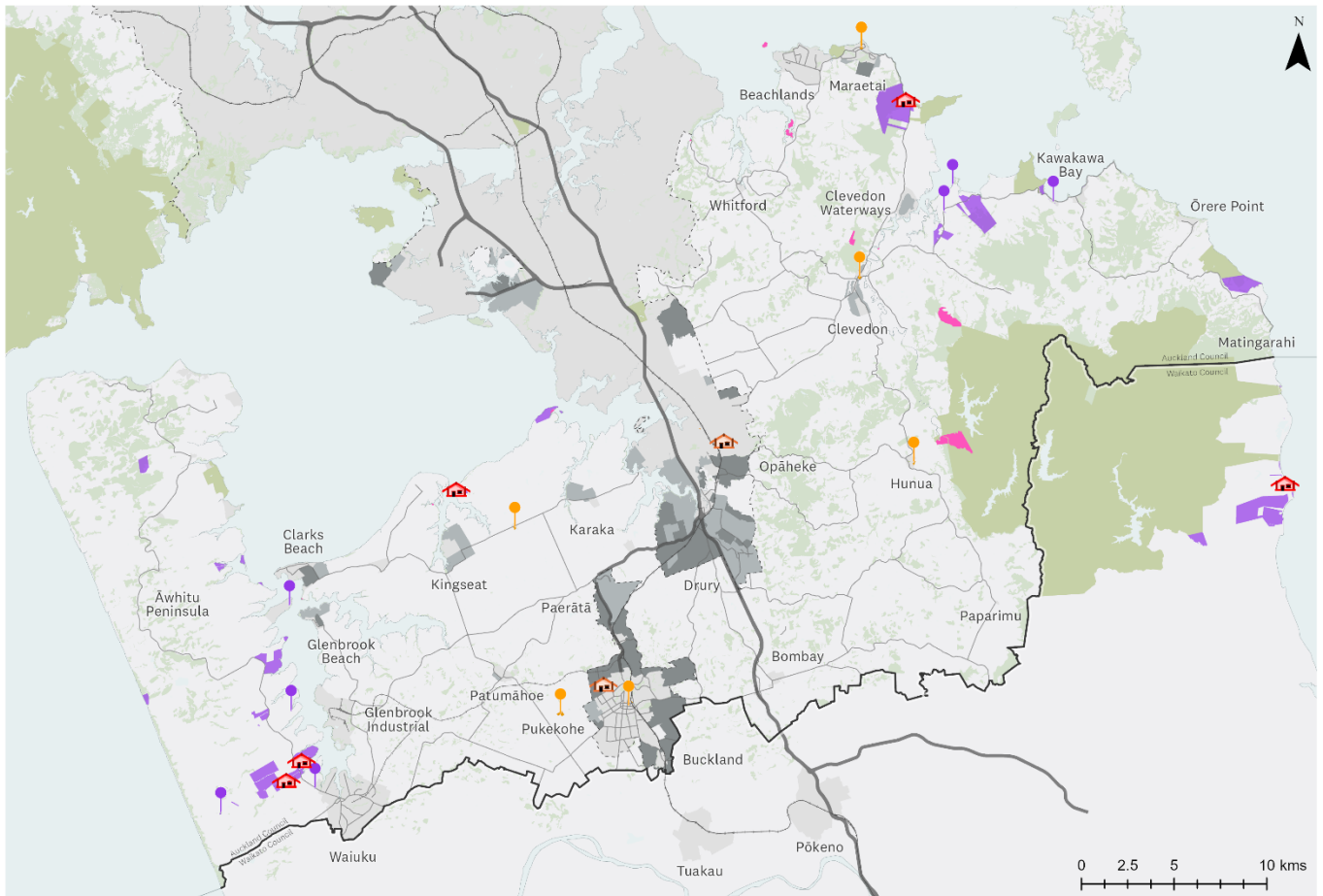
- Ngāti Tamaterā
- Ngāti Paoa
- Ngāi Tai ki Tamaki
- Ngāti Maru
- Te Patukirikiri
- Ngāti Tamaoho
- Ngāti whanaunga
- Te Ahiwaru Waiohua
- Te Aakitai Waiohua
- Ngāti Te Ata Waiohua
- Waikato-Tainui

Each mana whenua entity asserts and maintains its rangatiratanga and mana motuhake. Mana whenua have a wide range of interests in the council's activities and participate individually and collectively across issues, spatially and through time. Figure 3 shows the locations of Māori land, redress land and marae.

---

<sup>6</sup> Stats NZ 2023 Census population counts

## Map of whenua Māori, Marae, and Treaty Settlement land



### LEGEND

— Auckland Council boundary	Land	Māori Freehold Land	● Commercial Redress Land (land parcel not visible due to scale)
- - - Rural Urban Boundary (RUB)	Water	■ Māori Freehold Land	
Regional park	<b>Transport</b>	● Māori Freehold Land (land parcel not visible due to scale)	<b>Marae</b>
Ecosystems - Terrestrial (Current Extent)	— State Highway & Major Roads		■ Community Marae
Future Urban Zone	— Railway (Passenger)	<b>Treaty Settlement Land</b>	■ Mana Whenua Marae
Live-zoned future urban areas	— Railway (Other)	■ Cultural redress land	
Existing urban areas	— Arterial roads (within study area)	■ Commercial redress land	

Figure 3 Locations of whenua Māori, marae and sites and Treaty Settlement Land

## Demographic profile

The census usually resident population count in the southern rural area, approximately that of the Franklin Local Board area (Figure 2), in 2023 was around 84,350 people<sup>7</sup>.

The largest town, Pukekohe, had 27,400 residents in 2023. The other major towns are Waiuku with 9,800 people, and Beachlands with 7,700 people<sup>8</sup>. Other notable smaller villages are Clevedon, Maraetai, Patumāhoe and Clarks Beach.

<sup>7</sup> Stats NZ Census 2023 Usually resident population count

<sup>8</sup> Stats NZ, 2023

Although the majority of the Franklin Local Board area comprises areas with the least deprived scores, there are pockets of deprivation in Waiuku, Kingseat-Karaka, around Papakura and Pukekohe and Āwhitu peninsula<sup>9</sup>.

## Infrastructure

State Highway 1 and the heavy rail corridor run through the centre of the southern area and are key north-south transport links across Auckland. State Highway 1 also separates the Wairoa subdivision in the east from the Pukekohe and Waiuku subdivisions in the west. These strategic transport corridors provide important connections for the southern rural area between Auckland and Northland to the north, and Hamilton and Tauranga to the south. The Hunua ranges to the southeast of the area contain some of the largest dams in Auckland, normally supplying on average 60 per cent of the daily metropolitan water supply.<sup>10</sup>

Settlements within the southern rural area have varied levels of council infrastructure provision. Settlements serviced by council water and wastewater infrastructure are shown on the map below. In addition to the strategic transport corridors, a series of other transport corridors also play an important role in connecting the network of settlements to each other, and to the state highway and rail network. These corridors are made up of both arterial and collector roads, are shown in Figure 4 below.

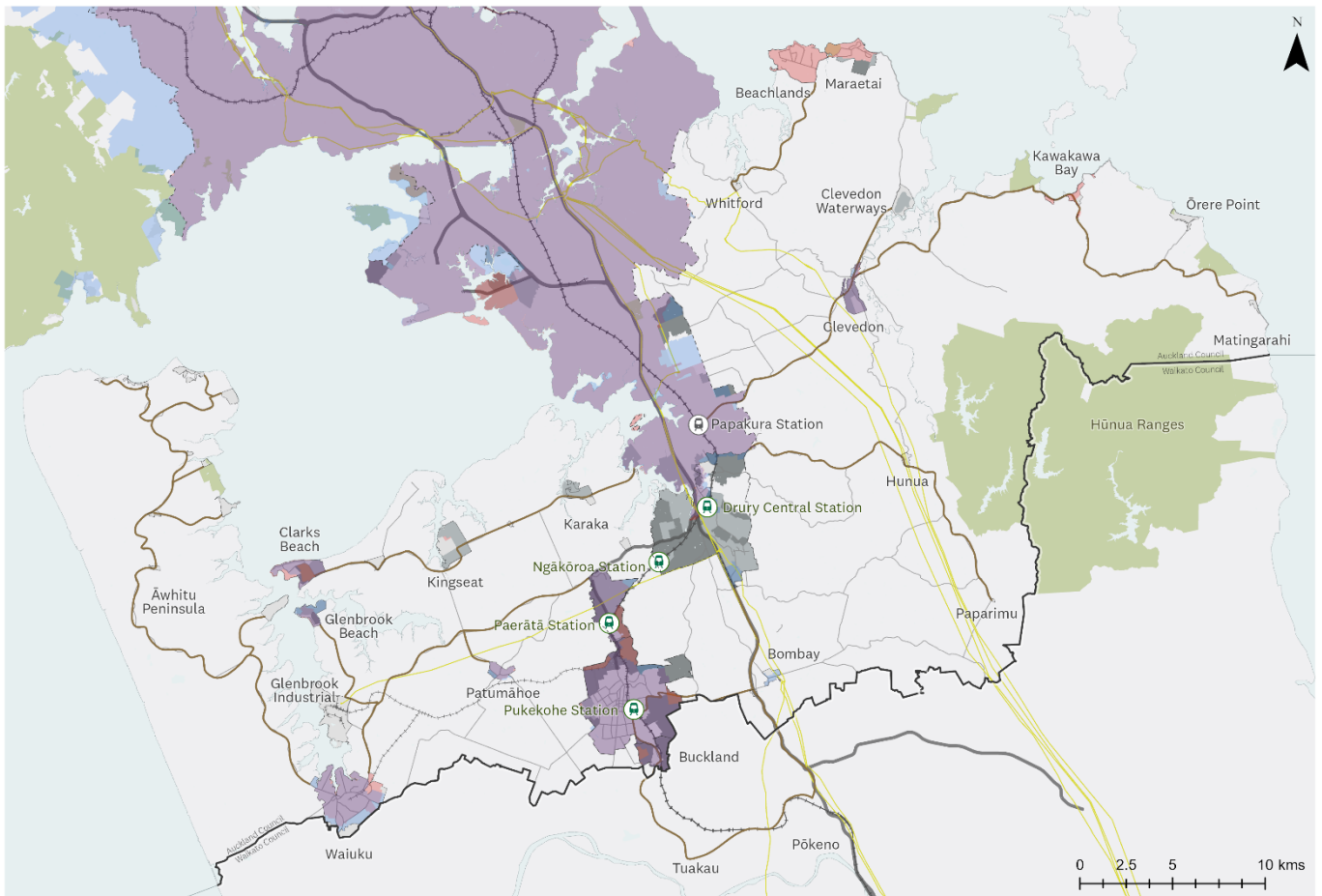
Further detail on these settlements and the associated infrastructure can be found in Appendix D.

---

<sup>9</sup> The New Zealand Index of Deprivation (NZDep) provides a deprivation score for each statistical area in New Zealand. The NZDep2018 index of deprivation scale ranges from 1 to 10, where 1 represents the areas with the least deprived scores and 10 the areas with the most deprived scores.

<sup>10</sup> [Watercare, About our dams.](#)

## Map of infrastructure



### LEGEND

<ul style="list-style-type: none"> <li>— Auckland Council boundary</li> <li>- - - Rural Urban Boundary (RUB)</li> <li>Regional park</li> <li>Future Urban Zone</li> <li>Live-zoned future urban areas</li> <li>Existing urban areas</li> <li>Land</li> <li>Water</li> </ul>	<ul style="list-style-type: none"> <li>Towns &amp; Settlements (within study area)</li> <li>Transmission Lines</li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>State Highway &amp; Major Roads</li> <li>Transport corridors (main routes servicing the study area)</li> </ul>	<ul style="list-style-type: none"> <li>Arterial roads (within study area)</li> <li>Railway (Passenger)</li> <li>Railway (Other)</li> <li>Rapid Transit Station</li> <li>Rapid Transit Stations (Under Construction)</li> </ul>	<p><b>Waters Infrastructure &amp; Service Boundaries</b></p> <ul style="list-style-type: none"> <li>Water Supply Service area</li> <li>Wastewater Service area</li> <li>Water Supply &amp; Wastewater Service area</li> </ul>
---	---	--	---

Figure 4: Map showing water supply, wastewater and transport assets for each of the settlements

## Rural services network

Settlements within the rural area are widely dispersed and have ranging levels of public and private service provision, together these settlements form a network that functions interdependently and in a distinct hierarchy. The network is formed through the daily movements of the community as people access services, commute to work or education and undertake recreational activities. Communities living in smaller settlements typically need to travel frequently to a neighbouring or larger settlement irrespective of regional boundaries. For example, communities living in north Waikato undertake regular cross-boundary travel to areas such as Pukekohe and Drury. Appendix E illustrates a view of how the southern rural settlements currently function as a network, within the study area. Figure 5 shows the location of social infrastructure and services across the southern rural area.



are forecast to experience limited or no growth. Table 1 details the projected population growth by subdivision to 2052.

16,500 new jobs are anticipated in the Franklin Local Board area (which largely aligns with the southern rural area), between 2022 and 2052. Most of the new jobs are expected in Drury in the long-term, and a relatively even job growth is expected throughout the three subdivisions.

**Table 1: Anticipated population, household and employment growth in the southern rural area, by subdivision**

	Anticipated Population (AGS23v1.1)			Anticipated Households (AGS23v1.1)			Anticipated Employment (AGS23v1.1)		
	2018	2022	2052	2018	2022	2052	2022	2027	2052
Waiuku Subdivision	16,900	17,800	19,200	6,400	6,700	8,000	6,300	6,400	6,000
Pukekohe Subdivision	35,300	37,800	67,700	12,500	13,500	25,300	15,500	16,100	18,700
Wairoa Subdivision	25,300	28,500	29,700	8,700	9,700	11,400	7,900	8,200	9,000
Drury (part of Franklin and Papakura Local Boards)	3,800	5,000	62,400	1,300	1,800	24,600	2,600	3,100	15,100
Franklin Local Board (total)	79,600	87,700	174,600	28,400	31,200	67,500	30,800	32,300	47,300

Table 2 shows that, as at June 2024, the Auckland Unitary Plan plan-enabled development capacity for the Franklin Local Board area was around 55,000 dwellings. This does not include anticipated dwelling capacity which is yet to be plan-enabled in the future urban areas. The anticipated dwelling capacity for the future urban areas in the southern rural area is around 18,600 additional dwellings.

**Table 2: Plan-enabled development capacity and future urban anticipated dwelling capacity in the southern rural area, by subdivision**

	Plan-enabled development capacity	Future Urban anticipated dwelling capacity	Total (plan-enabled + anticipated future urban) capacity
Waiuku Subdivision	7,500	207	7,707
Pukekohe Subdivision	29,200	9,700	38,900
Wairoa Subdivision	3,100	217	3,317
Drury (part of Franklin and Papakura Local Boards)	15,200	8,500	23,700
Total	55,000	18,600	73,600

## Economy and Industry

The Franklin Local Board area has a strong local economy and is home to many industries including construction, warehousing and manufacturing, and trades and businesses.<sup>12</sup> Employment is concentrated in a number of town centres including Pukekohe and Waiuku as well as at the steel mill in Glenbrook.

The majority of businesses in the Franklin Local Board area employ less than 5 people (90 per cent), highlighting the importance of small enterprises in the local economy.

<sup>12</sup> [Regional Economic Profile | Franklin Local Board | Economic growth \(infometrics.co.nz\)](#)

Manufacturing and construction generate a significant share of the area's GDP (26 per cent) and account for 29 per cent of employment. Agriculture, forestry and fishing, and the retail trade sector also provide a significant number of jobs in the area (8 per cent and 9 per cent respectively). The GDP contribution from agriculture, forestry and fishing was 3 per cent in 2023. The southern rural area also has a strong concentration of economic activity within the horticulture sector, generating significant export earnings.

The area has seen increased investment in agri-tech with initiatives aimed at improving productivity and sustainability through technology-led innovation. Planned co-location of similar economic activities can bring benefits in terms of collaboration, innovation, and efficiencies through shared services.

Quarrying and aggregate extraction are important activities in the area. Not only do they provide employment, but they also play a key role in sourcing valuable materials close to site and in providing aggregate to the rest of Auckland.

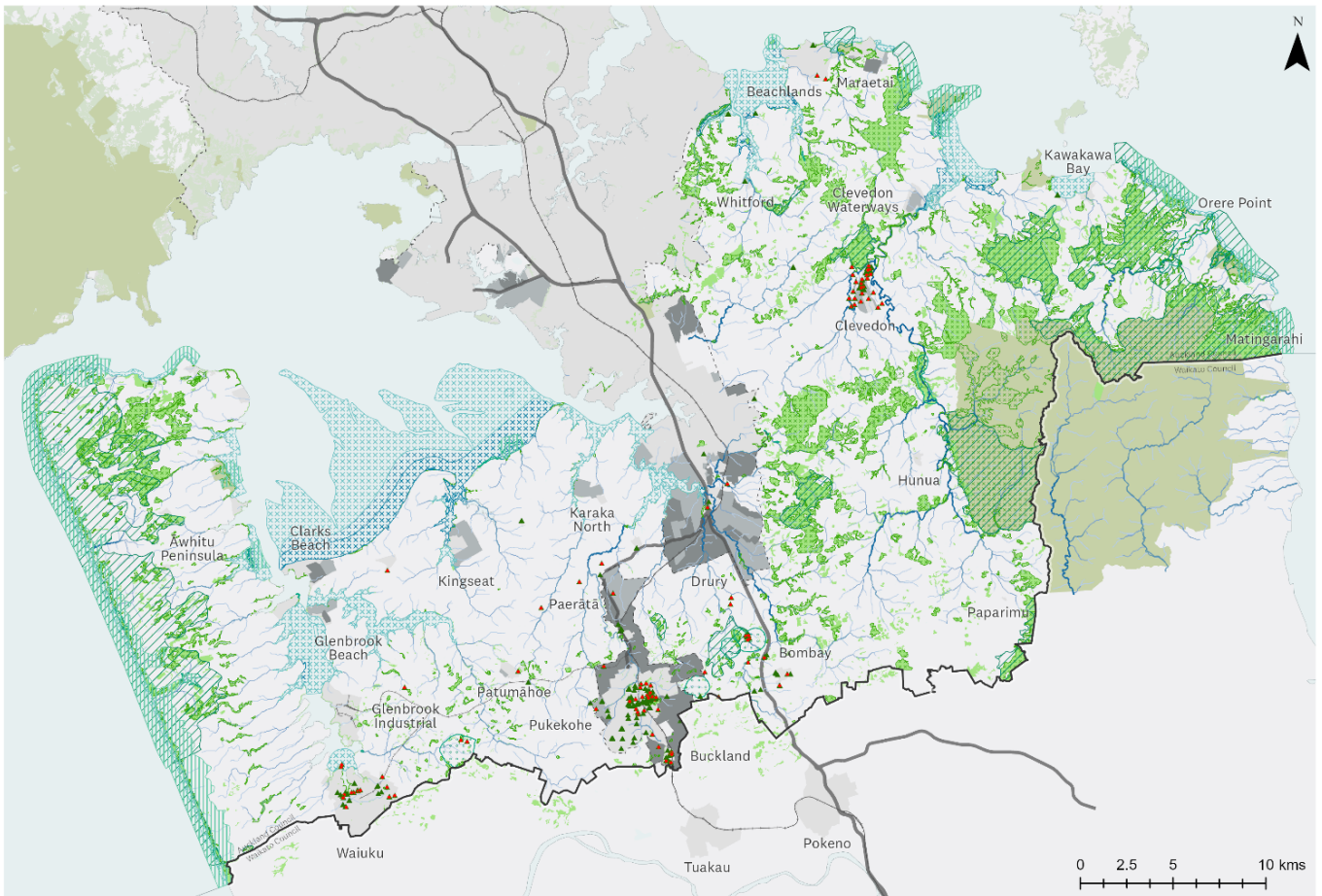
## Natural environment

The southern rural area has dominant, broad-scale natural environmental features that consist of an extensive coastline and coastal-marine area, large areas of native vegetation and highly productive soils. Natural vegetation is most prevalent in the Wairoa subdivision with only isolated pockets in steep gullies and along streams in the Waiuku and Pukekohe Subdivisions. All areas have important soil values, regardless of their food growing capability, and groundwater which is an important natural resource.

The area has hundreds of kilometres of permanent streams, which are generally healthy where they run through native vegetation and degraded where they run through urban and agricultural areas. Catchments within the southern rural area discharge into the Tasman Sea, Manukau Harbour and Hauraki Gulf. These coastal and marine environments are treasured by mana whenua and all Aucklanders for their critical ecological, cultural and recreational values. However, historic and current land use decisions have significantly degraded these receiving environments and they remain sensitive to all forms of land use and development that degrades water quality, reduces habitat or causes barriers for the passage of fish. Development can be harmful or helpful to soil conservation, stream environments and the retention and improvement of indigenous biodiversity, depending on how it is planned and delivered.

Figure 6 shows natural environment features across the southern rural area.

## Map of natural environment features



### LEGEND

<ul style="list-style-type: none"> <li>— Auckland Council boundary</li> <li>- - - Rural Urban Boundary (RUB)</li> <li>■ Future Urban Zone</li> <li>■ Live-zoned future urban areas</li> <li>■ Existing urban areas</li> <li>■ Land</li> <li>■ Water</li> <li>— State Highway &amp; Major Roads</li> <li>— Railway (Passenger)</li> <li>— Railway (Other)</li> </ul>	<p><b>Auckland Unitary Plan</b></p> <ul style="list-style-type: none"> <li>■ High Natural Character Overlay [rcp/dp]</li> <li>■ Outstanding Natural Landscapes Overlay [rcp/dp]</li> <li>■ Outstanding Natural Features Overlay [rcp/dp]</li> </ul>	<p><b>Significant Ecological Areas Overlay</b></p> <ul style="list-style-type: none"> <li>■ Terrestrial [rp/dp]</li> <li>■ Marine 1 [rcp]</li> <li>■ Marine 2 [rcp]</li> </ul> <p><b>Notable Trees Overlay</b></p> <ul style="list-style-type: none"> <li>▲ Verified position of tree</li> <li>▲ Unverified position of tree</li> </ul>	<p><b>River Order (NZREC)</b></p> <ul style="list-style-type: none"> <li>— Order 1 (Small Streams)</li> <li>— Order 2</li> <li>— Order 3</li> <li>— Order 4</li> <li>— Order 5 (Large Rivers)</li> </ul>
---	---	---	--

Figure 6: Natural Environment features within area of interest

## Part 3: Strategic framework

Our strategic response integrates the assessment of the current state of the southern rural area with the anticipated population and job growth established in Part 2 and the growth strategy for the entire region set out in the Future Development Strategy 2023 to provide key directions for growth and development in Auckland’s rural south. The strategic response has two key parts: the Strategic Framework and the Spatial Response.

The first key part, the Strategic Framework, sets out a vision and the principles, ordered by key themes, to provide direction on how to achieve this vision.

The second key part, the Spatial Response, shows what the Spatial Framework principles mean for each settlement spatially.

The Future Development Strategy provides principles to guide growth and change across the Auckland region. This section sets out five complementary principles tailored to the southern rural area. Where appropriate, new principles are proposed to reflect the context of the southern rural area.

Challenges relating to each principle are discussed<sup>13</sup>. These challenges were informed by early engagement with key interest groups in the southern rural area. A summary of this early feedback from key interest groups is in Appendix B.

Drawing on the challenges, a series of sub-principles, needed to achieve the high-level principle, have also been identified.

The challenges and principles are interconnected. This reflects the complexity of spatial planning over the long-term and understanding the interdependencies between:

- our investment,
- our infrastructure, and
- where people live, work and access the environment.

What happens in one place impacts other places and uses in the network. The five principles are brought together in our rural spatial response (see Part 4).

Figure 7 shows the Strategic Framework for the Southern Rural Strategy.

---

<sup>13</sup> This draft Strategy builds on the three key challenges set out in the Auckland Plan 2050, and the over-arching challenges for strategic planning as set out in the Future Development Strategy 2023.

<b>Vision:</b> Auckland's southern rural area grows and changes in a way that promotes liveable communities, rural production, and resilience.				
<p><b>Rural form and growth</b> 1. Ensure that the form of residential and business growth is appropriate and that it happens in the right place and at the right time</p>	<p><b>Resilient rural communities</b> 2. Strengthen resilience in rural communities and the rural area</p>	<p><b>Infrastructure</b> 3. Efficient and equitable infrastructure</p>	<p><b>Natural environment</b> 4. Protect and restore the natural environment</p>	<p><b>Māori outcomes</b> 5. Growth and development support Māori identity and wellbeing</p>
<p><b>Challenge</b> Pressure for urban development</p> <p><b>Principles</b> 1a. Build on the existing rural settlement network 1b. Protect the integrity of rural production and industries 1c. Maintain the rural form of settlements.</p>	<p><b>Challenge</b> Rural community resilience</p> <p><b>Principles</b> 2a. Support strong rural communities with a sense of identity and belonging 2b. Support improved housing choice 2c. Support communities to adapt to climate disruption 2d. Support a strong rural economy.</p>	<p><b>Challenge</b> Infrastructure provision</p> <p><b>Principles</b> 3a. Strategic Infrastructure Investment and Optimisation</p> <ul style="list-style-type: none"> <li>- take a regional view to infrastructure investment and costs</li> <li>- make the best use of existing infrastructure</li> <li>- co-ordinating investment to achieve multiple outcomes.</li> </ul>	<p><b>Challenge</b> Degrading natural environment</p> <p><b>Principles</b> 4a. Protect ecosystems and integrate the natural and built environment 4b. Restore and connect ecosystems.</p>	<p><b>Challenge</b> Wellbeing and prosperity</p> <p><b>Principles</b> 5a. Land use decisions adopt Māori knowledge and enable integrative, robust decision-making. 5b. Support marae and enable prosperous development of Māori controlled or owned land. 5c. Growth and development honours Te Tiriti and shares tribal histories.</p>

Figure 7: Strategic Framework for the southern rural strategy

## Enhanced rural form and growth

### **Principle 1: Ensure that the form of residential and business growth is appropriate and that it happens in the right place, at the right time**

This principle considered where and how residential and business growth happens. Growth is directed to locations where it supports the network of rural settlements and minimises the impact on rural production, industries and highly productive land. It also directs that new development maintains the rural character of existing settlements.

## Challenge

Development pressures in rural areas are increasing as people seek a lifestyle change or more affordable housing, even if it often requires a longer commute to employment opportunities. Rural towns and villages are especially vulnerable to growth pressures due to their often highly desired but remote locations, and dependence on limited infrastructure.

Ongoing, expansive urban development can conflict with the desire to retain the form of the existing rural towns and villages, and the need to protect environmental and cultural assets including sites of significance to Māori and preserve productive agricultural land for primary production. It is often challenging to contain growth within the 'urbanised' extent of existing settlements due to on-going pressure for the settlements to expand into rural areas.

## Sub-principles

### **Principle 1(a) Build on the existing rural settlement network**

Appropriate residential and business growth corresponds with the existing and future role and function of rural settlements in the sub-regional network.

The location and type of growth considers the relationships with other settlements within and outside the southern rural area. A map showing the existing settlement network for the southern rural area can be found in Appendix E.

The draft southern rural strategy:

- **Strengthens the role of Pukekohe and Waiuku as rural service towns:** Acknowledge the vital role of Pukekohe and Waiuku as service towns for their large rural catchments and seeks to ensure that their ability to serve their catchments is maintained in the future.
- **Focuses growth** in the existing urbanised extent of settlements and avoid growth outside settlements
- **Acknowledges the vital connections to urban Auckland and the Waikato:** growth builds on and enhances existing links beyond the study area.

### **Principle 1(b): Protect the integrity of rural production and industries**

Ensure that growth and development minimise impact on current or future farming practices, preserves agricultural land and does not result in the permanent loss of high-quality soil.

The draft Southern Rural Strategy:

- **Minimises urban expansion** where it would detrimentally impact rural production and industries.
- **Supports safe access for residential and rural production users** by recognising that further work is needed to understand and identify opportunities for the council to support the transport and access needs of both residential and rural production users, while also considering funding constraints.
- **Supports provision of a sufficient and effective buffer** between residential, rural residential, and agricultural and industrial land uses.

**Principle 1(c): Maintain the rural form of settlements**

New development respects the history and built form of existing settlements.

The draft Southern Rural Strategy:

- **Celebrates the Māori and Pākehā heritage** of towns, villages and other areas that contribute to the strong identity of these places.  
**Supports development that positively contributes** to the existing settlements and the natural environment.

## Resilient rural areas and communities<sup>14</sup>

### **Principle 2: Strengthen resilience in rural communities and the rural area**

Building greater resilience in rural communities and environments requires rural solutions to rural issues. This includes adapting and diversifying local economies in the transition to net zero emissions and acknowledging how climate disruption can disproportionately affect rural communities in terms of scale and intensity.

Resilience is defined as “the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management”.

Rural resilience is defined in this draft strategy as the capacity of communities, businesses and systems within rural areas to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks they experience. A range of factors determine rural communities’ resilience including:

- access to resources / diverse rural economy
- social connectedness (e.g. family / community networks, self-reliance)
- community infrastructure –including services and facilities
- knowledge, skills and awareness / learning
- safe, secure and healthy housing

## Challenges

### Economy and employment

It is often challenging for the current, local workforce to access quality local employment opportunities. As at 2022, the Franklin Local Board area had a lower proportion of employment in the skilled and higher-skilled level (43 per cent), compared to the wider Auckland region (53 per cent). Conversely, it had a higher proportion of employment in the semi-skilled and low-skilled level (55 per cent), compared to the wider Auckland region (47 per cent).<sup>15</sup>

In 2018, a significant proportion (47 per cent) of residents worked relatively locally within the southern rural area.<sup>16</sup> However, a significant proportion of rural residents (53 per cent) are currently reliant on jobs and services in places far from where they live. The most popular destinations for work outside of Franklin were Papakura, Howick and Maungakiekie-Tamaki (24 per cent).<sup>17</sup>

<sup>14</sup> The definition of ‘resilience’ is based on Auckland Council (2020) Te Tāruke-ā-Tāwhiri Auckland’s Climate Plan

<sup>15</sup> [Regional Economic Profile | Franklin Local Board | Broad skill level \(infometrics.co.nz\)](#)

<sup>16</sup> Tātaki Auckland Unlimited (2022) [Franklin Local Board Overview 2022](#).

<sup>17</sup> Auckland Transport (2018) Analysis of the 2018 Census: Travel to work and travel to education in Auckland [census-report-analysis-of-the-2018-census-results.pdf \(transport.govt.nz\)](#)

## Sense of community

Residents in the southern rural area have a strong sense of community compared to other parts of Auckland.<sup>18</sup> As rural settlements experience population growth and change overtime, maintaining an existing sense of community becomes increasingly challenging.

The provision of community services is a key contributor to having a sense of belonging within rural communities. However, the sustainable delivery of community services to a dispersed network of settlements over a large area is an ongoing challenge, particularly where communities have different service priorities and preferences. Some communities face difficulties in accessing community services (e.g. Kawakawa Bay, Ōrere Point, Beachlands-Maraetai, Clevedon, Clarks Beach-Waiiau Pā, Glenbrook Beach, and communities on the Āwhitu Peninsula).

The council's budget constraints, and the feasibility of delivering services across dispersed communities, means that maintenance of existing and provision of new facilities and services are ongoing challenges.

## Climate disruption

Climate disruption is an issue for all places and for people across the world, and there are rural-specific challenges linked to climate disruption. For example, changes in weather patterns and temperature have impacted the growing seasons in many parts of the world, and consequently impacts the farming sector to a varying degree<sup>19</sup>.

The southern rural areas include 15 per cent of Auckland's coastline, split over the eastern and western shores, and border two harbours (the Manukau and the Waitematā). This means the southern rural areas are particularly vulnerable to the impacts of natural hazards and climate disruption.

Commodities in the southern rural area may change as the agricultural sector adapts to climate disruption, potentially leading to changes in supporting industries that may require land use planning support.

Many cultural landscapes, historical sites, and taonga are located at the coast because of the historical and current reliance on coastal resources. These areas are at risk of impact through climate disruption, sea-level rise, storm surges, flooding and erosion.

## Sub-principles

### **Principle 2(a) Support strong rural communities with a sense of identity and belonging**

Ensure that growth and development respect the existing identity of individual communities that contributes to a strong sense of belonging. Accessible services and facilities are essential in helping people to participate in society and create a sense of belonging.

Ageing, council-owned assets are too costly for communities to maintain. Auckland Council does not have the capacity to deliver the same level of services in every town centre and settlement.

The draft Southern Rural Strategy:

- **Encourages local community groups and organisations** to develop their capacity, capability and build on the strong tradition of community action to deliver activities.

---

<sup>18</sup> Sixty-one per cent of respondents to the Quality of Life Survey in 2022 in the Franklin Local Board area agreed that they feel a strong sense of community with others in their neighbourhood compared to 47 per cent for Auckland.

<sup>19</sup> Royal Town Planning Institute (2022) Rural Planning in the 2020s

- **Supports the efficient use of council assets and services** through optimising the use of council-owned assets and by exploring more efficient funding and service delivery models.
- **Supports focusing investments** equitably and where they will have the greatest impact while acknowledging that not every community can be served in the same way.

### **Principle 2(b): Support improved housing choice**

Ensure that a range of development locations are available and that a range of housing choices are enabled in these locations.

A range of housing choices is required to support a growing and diverse community in terms of location, type and tenure. These housing types should cater to different ages, life stages, and household dynamics, allowing for flexible living arrangements that adapt over time.<sup>20</sup>

The draft Southern Rural Strategy:

- **Continues to enable** a variety of housing in specific locations

### **Principle 2(c) Support communities to adapt to climate disruption**

Adapting to climate disruption is critical to the future resilience of rural areas and communities.

Avoiding growth in areas subject to natural hazards and community preparedness is key to resilience. Locating development away from areas prone to coastal hazard risks, and avoiding redevelopment that increases the risks of adverse effects, is key to managing risks from coastal hazards. Community preparedness involves supporting local communities to develop response plans, so that they can respond to, withstand and recover from, emergencies such as severe weather events, particularly in high-risk areas. A map showing natural hazards in the southern rural area can be found in Appendix D (Figure D.1).

The draft Southern Rural Strategy:

- **Supports existing Auckland Council workstreams, including Resilient Tāmaki Makaurau and Auckland Emergency Management.** This will ensure that climate adaptation is integrated into broader planning efforts and will strengthen the resilience of local communities by supporting the development of response plans tailored to their specific needs and empower communities to take the lead in adapting to climate change.

### **Principle 2(d): Support a strong rural economy**

The Future Development Strategy focuses on making the best use of existing business areas while also developing new business land in future urban areas. In the southern rural areas, these are anticipated to be concentrated in Drury and Pukekohe / Paerātā.

Rural production and other activities that support rural communities are predominantly enabled. Areas of land containing elite soil are protected for primary production. Development, use and subdivision on land containing elite soil is avoided and development, use and subdivision on land containing prime soil is discouraged. Activities that do not depend on using land containing elite and prime soil will be encouraged to locate outside

---

<sup>20</sup> Auckland Council (2022) Auckland Plan 2050. Direction 2: Accelerate the construction of quality homes that meet Aucklanders' changing needs and preferences.

these areas. The land these activities use also needs to be managed and protected from fragmentation as this often restricts rural production activities.

Supporting businesses in the southern rural area to transition from carbon intensive sectors and practices<sup>21</sup> can deliver long-term growth, higher skilled jobs, improved living standards and sustainability.

Locating businesses and industry in areas that are not at risk from natural hazards is key to building resilience and recent storm events have demonstrated the importance of maintaining food security. The southern rural area plays an important role in securing the local food supply for Auckland and New Zealand and reducing emissions.

The draft Southern Rural Strategy:

- **Continues to recognise the importance of the rural economy**, including the area's contribution to the food supply for Auckland and New Zealand.
- **Supports a diversified, adaptive and innovative rural economy** that balances traditional agriculture with emerging industries and the transition to renewable energy, innovative farming techniques (including hydroponics and organic farming), ensuring the area remains resilient to future economic shocks.
- **Avoids fragmentation of rural land that undermines its rural productivity** to protect the productive potential of land to be used for agricultural purposes.
- **Enables employment and opportunities for further training close to where people live** to support local businesses, provide a diverse range of jobs, goods and services and to help increase local resilience by reducing the need for longer commutes across Auckland.
- **Encourages the growth of local businesses and employment opportunities** that stimulate local economic development within the community.

---

<sup>21</sup> Te Tāruke-ā-Tāwhiri / Auckland's Climate Plan highlights the importance of a resilient, low carbon, regenerative economy.

## Efficient and equitable infrastructure

### **Principle 3: Efficient and equitable infrastructure**

The southern rural area functions as a network of small communities that often depend on services provided by larger nearby towns. Given financial constraints, Auckland Council needs to carefully prioritise and optimise infrastructure investments to get the best value and impact.

This principle clarifies the council's investment focus for the southern rural area. It is designed to ensure that infrastructure investments in the southern rural area are sustainable, while also delivering

benefits for the wider Auckland region.

### Challenge

Across the southern rural area, there are varied levels of council infrastructure provision. This is often due to low population densities in settlements which can be far apart from each other. Various levels of infrastructure solutions, appropriate to their scale and location, have been provided over time as the settlements have developed (whether through public and private provision). In many cases, communities rely on infrastructure to service their day-to-day needs that is increasingly vulnerable to climate disruption events such as sea level rise and flooding (see Figure D.1 in Appendix D for a map showing natural hazards). If this infrastructure fails, it causes significant disruption that impacts current and the long-term resilience and viability of these communities and the surrounding environment.

Some settlements are serviced by water and wastewater supply infrastructure (provided by Watercare). Many settlements are self-reliant for provision of potable water and wastewater, depending on rain tanks, septic tanks or private wastewater systems as a means of collecting water and disposing of wastewater, as is common in rural New Zealand. This makes local communities both more resilient and more vulnerable than urbanised areas in different ways.

Rural communities are likely to continue to be predominantly car-dependent due to a lack of alternative options, largely due to the viability of running such alternative transport services. Major settlements are serviced by public transport connections<sup>22</sup> but smaller settlements either have infrequent services or are not serviced. Increasing housing in locations where people will need to travel to work and other services will likely increase congestion and carbon emissions. Additionally, rural industries are heavily dependent on the connectivity the rural road network provides to run their businesses however the ongoing and frequent maintenance of these roads is often challenging to manage.

The council and central government have limited funding capacity to provide further extension of infrastructure networks and services to accommodate growth (planned or unplanned). Further work is required by the council to understand the vulnerability of communities and the infrastructure most at threat, and the appropriate adaptation responses.

### Sub-principles

#### **Principle 3(a) Strategic infrastructure investment and optimisation**

Building on the Future Development Strategy, infrastructure investment in the southern rural area is focused on making the best use of existing infrastructure, supporting growth in key areas, and coordinating investments to achieve multiple benefits. Where appropriate, the council will also work collaboratively with the private sector

---

<sup>22</sup> [Regional Public Transport Plan 2023-2031 \(RPTP\)](#)

on mechanisms to establish infrastructure that would otherwise be constrained by limited council resources. This approach is supported by the 2024 Long-term plan and is designed to ensure that council infrastructure investments are sustainable and deliver maximum benefits across Auckland.

Planning for the future, individual and community resourcefulness and preparedness will increase resilience of communities. This is particularly important as some infrastructure solutions are become increasingly vulnerable to the impacts of climate change. For example, increasing the volume of rainwater storage rural households have available will increase resilience more effectively than providing water systems that span large distances.

The draft Southern Rural Strategy:

- **Aligns with regional direction** to ensure that infrastructure investments in the southern rural area are consistent with the council's adopted growth direction, the Future Development Strategy 2023.
- **Ensures infrastructure investments continue to be guided by the Long-term Plan 2024** (and subsequent Long-term plans), which includes a 30-year infrastructure strategy. This coordination ensures that the southern rural area's infrastructure development aligns with broader regional goals and financial realities.
- **Supports making the best use of existing infrastructure and services.** This will be achieved by focusing growth and investing in infrastructure within locations which: support the most efficient use of existing infrastructure, have planned and funded investment, and avoid hazard prone areas. This approach will strengthen the resilience of our current and future communities, while preserving the rural character of the region as much as reasonably possible.
- **Prioritises investment that delivers multiple benefits** including enhancing access and connectivity for residents and rural production activities, supporting local and regional economic growth, and improving local community resilience. This approach ensures that investments are cost-effective and contribute to the broader goals of the region. As outlined through the Future Development Strategy when investing in infrastructure the Council will prioritise infrastructure that is resilient, integrated & nature based (FDS 2023 Principle 2(b)).

## Restoring and enhancing the natural environment and soils

### **Principle 4: Protect and restore the natural environment**

The ecological health of the natural environment and the community's access to it, are critical to the success and character of rural spaces. Development within rural and coastal settlements or through lifestyle blocks and other forms of rural subdivision can put pressure on the natural environment and highly productive soils. However, unlike development in the existing urban area which is significantly constrained, development in rural areas typically has ample room to avoid adverse effects and promote restoration. Development presents an opportunity to protect and restore ecological taonga as Auckland grows and changes. This will require both the council and developers to prioritise

outcomes that integrate the built and natural environment

### Challenge

Across the southern rural area, there is a need to improve stream environments and to make more space for water and nature. This will help to improve water quality and increase biodiversity. Water quality is currently affected by rural and urban runoff carrying nutrients, sediment and other contaminants that effect ecosystem health within streams, intertidal zones and inlets of the Manukau Harbour and the Hauraki Gulf.

Low-lying coastal areas and floodplains are subject to increasing risk and are not good places for future development. Slope stability is also a risk in some areas, but existing settlements and future urban areas are generally in places with gentle slopes. However, earthworks can both create and reveal underlying stability risks.

### Sub-principles

#### **Principle 4(a): Protect ecosystems and integrate the natural and built environment**

Existing ecosystems are susceptible to the impacts of growth, change and development. Development in the rural environment, whether within towns and villages, through lifestyle blocks or to enable primary production has historically not always responded to the existing ecological context. While many of the remaining indigenous ecosystems in Auckland are within the rural environment, as a whole, rural areas have already seen significant losses. All remaining indigenous ecology is taonga and should be protected.

Development of the rural environment must integrate with the natural environment to improve biodiversity, water quality, ecological health, natural hazard resilience, water supply security, as well as recreation and amenity values. Such approaches can also offer opportunity for climate change mitigation and adaptation. In towns and villages, this can be achieved by protecting existing ecosystems and natural assets such as soil and water, retaining vegetation and planting new green spaces along road corridors. Larger lifestyle block developments should ensure significant areas of indigenous vegetation, watercourses and their riparian margins and natural inland wetlands are retained.

The draft Southern Rural Strategy:

- **Maintains an overall commitment to quality-compact growth** to minimise additional large-scale, low-density expansion of the urban environment beyond what has already been planned

- **Supports future development that integrates and enhances natural features** – particularly, by making more space along stream environments for water quality and indigenous biodiversity to be improved
- **Avoids development in areas with significant or growing natural hazard risks**, including low-lying coastal areas, floodplains and areas with slope stability issues.

**Principle 4(b): Restore and connect ecosystems**

Many remaining ecosystems in the rural area are fragmented and disconnected. This impacts on the healthy functioning of ecosystems, biodiversity, resilience and ability to adapt to a changing climate. Areas on the fringe of rural settlements, or within lifestyle blocks are often in pasture, where ecosystems such as wetlands or rivers and their riparian margins are impacted by historic primary production land uses. Where more substantial rural development occurs, fragmented ecosystems should be connected through ecological corridors.

The draft Southern Rural Strategy:

- **Supports opportunities** for restoration of waterbodies, increased planting and legal protection areas of remnant forest
- **Advocates for a strong policy approach** to make more space for nature, to restore and connect ecosystems and better manage the impacts of growth and development, while harnessing the opportunities provided.
- **Supports the use of indigenous vegetation planting** to protect soils, except for elite and prime land, to improve stability and to increase overall biodiversity and climate resilience.

## Supporting Māori outcomes

### **Principle 5: Growth and development supports Māori identity and wellbeing**

How the southern rural area grows and develops has a major impact on Māori wellbeing and socio-economic outcomes. Māori wellbeing thrives when Māori communities are supported through growth and development which meets their housing, employment, social and cultural needs. Marae play a significant role in the community, offering services that contribute to and support whanau wellbeing. Māori owned land, including land returned through Treaty settlements, is largely located in rural and coastal areas and there are development limitations that disadvantage Māori socio-economic opportunity and undermine redress intent.

These draft principles have been identified through earlier feedback on other strategies and plans, in particular strategic input on the Future Development Strategy. Each principle is important for realising the aspirations mana whenua have for growth and development in the southern rural area. These connect with and further develop the hapū and iwi aspirations for development identified in the Future Development Strategy. Engagement with mana whenua to refine these principles will be ongoing throughout the development of the draft Southern Rural Strategy.

## Challenge

Māori are historically and currently disadvantaged in many key indicators, including employment and housing. Land loss and environmental degradation affects customary practices, sites of significance and access to cultural food sources, consequently dislocating many Māori from their cultural heritage and knowledge. The unaffordability of the housing market in Auckland and a planning system that limits development of Māori land are barriers to Māori living and thriving in the southern rural area. Future development should acknowledge the role of marae and provide Māori with economic opportunities, link in and promote hapū and iwi-based initiatives, and ensure employment, housing and cultural needs are met.

## Sub-principles

### **Principle 5(a) Land use decisions adopt Māori knowledge and enable integrative, robust decision-making.**

Mana whenua seek a greater reciprocal and mutually beneficial partnership with Auckland Council as guaranteed by Te Tiriti o Waitangi.

Acknowledging and valuing the wisdom of mātauranga Māori (Māori knowledge and practices) and te ao Māori (Māori worldview) perspectives shared by mana whenua and Māori communities living in the southern rural area when planning for its future enables an integrative approach to robust decision-making. Recognising and supporting mana whenua as kaitiaki (guardians) who apply mātauranga Māori can ensure development and growth is regenerative and supports outcomes for all.

The draft Southern Rural Strategy:

- **Ensures planning for growth and development acknowledges** mātauranga Māori and te ao Māori perspectives by engaging with mana whenua and Māori communities of the southern rural area to understand their direct, lived experiences

**Principle 5(b): Support marae and enable prosperous development of Māori controlled or owned land**

Growth and development in the draft Southern Rural Strategy area should enable Māori to be significant contributors to the economy of Auckland. Land use decisions in the Southern Rural area should enable Māori economic wellbeing through land use and development.

Where development occurs, it should include a variety of homes, including papakāinga development, marae-based development, cultural services, social services, and employment centres. Ensuring marae are supported to be self-sustaining and thriving hubs for Māori and the wider community recognises their role as significant focal points of social, cultural and economic development.

Work to identify areas of interest to mana whenua will continue over the draft Strategy timeframe and in future updates. New ways of thinking about planning policies may be required. Partnership and work between mana whenua and council are needed to identify and remove planning barriers to the development of Māori land.

The draft Southern Rural Strategy:

- **Identifies** areas of interest to mana whenua in the draft Southern Rural Strategy area
- **Supports opportunities** for development to provide services and a variety of homes that enable Māori to express their cultural traditions and norms, including through marae-based and papakāinga development
- **Supports growth and development planning** that assists the prosperous development of Māori land, including Treaty Settlement land
- **Supports the ongoing identification and removal of planning barriers** to the development of Māori land

**Principle 5(c): Growth and development honours Te Tiriti and shares tribal histories**

Auckland has been bereft of mana whenua histories and presence and the remnants of mana whenua occupation, historical sites, taonga and traditions are under constant pressure of loss through development. Growth and development are opportunities to honour Te Tiriti and to share tribal histories and stories with all Aucklanders and visitors through sensitive and appropriate design, art and names. This can be achieved by ensuring sites and areas of significance to mana whenua are recognised, protected, restored and enhanced in a way that is consistent with tikanga.

The draft Southern Rural Strategy:

- **Supports opportunities** for mana whenua to share the Māori cultural heritage of the southern rural area with other Aucklanders and visitors

## Part 4: Our rural spatial response

The spatial response for the Southern Rural Strategy brings together the Future Development Strategy's quality compact approach with this strategy's strategic framework in Part 3.

The spatial response is the result of the need to identify where and why locations may or may not be suitable for urban development. The three categories recognise that a different level of response is required depending on the:

- current role of a settlement within the wider network across the southern rural area
- scale of growth anticipated
- corresponding community amenities and infrastructure
- extent of climate disruption
- local environmental considerations.

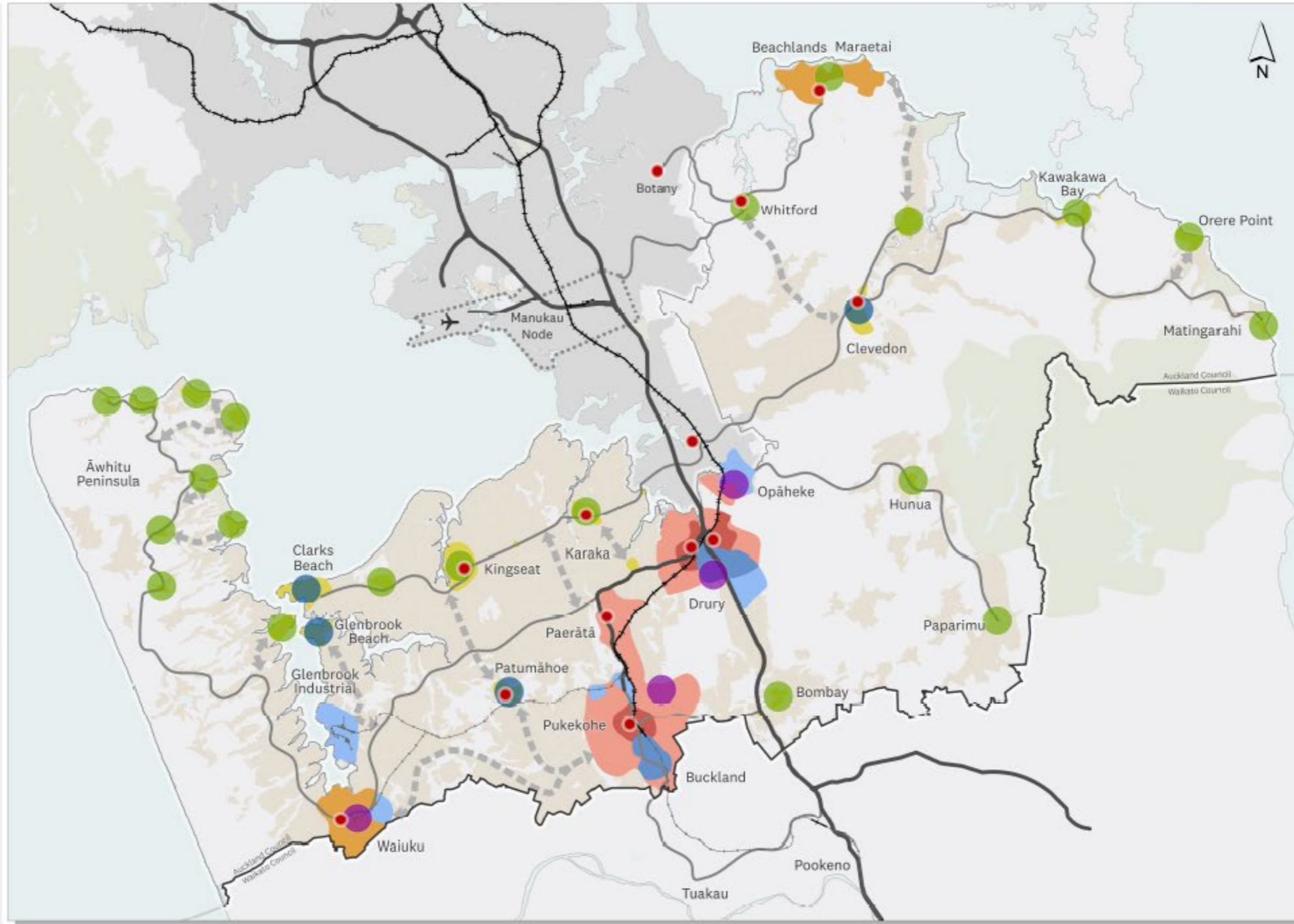
The spatial response is shown in Figure 8:

### Spatial Response

**Moderate to high growth mainly through intensification.**  
 + some urban expansion in identified areas

**Small to moderate growth through intensification.**  
 + limited urban expansion in identified areas

**No growth, or low growth through intensification.**



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Legend**

- Auckland Council boundary
- Study area
- Manukau Node
- Land zones general, rural or rural production, and Land Use Capability 1-3.
- Regional Park

**Transport**

- State Highways and Major Roads
- Major routes
- Connecting routes
- Railway (Passenger)
- Railway (Other)
- Airport

**Land use**

- Business - more intense
- Business - less intense
- Residential - more intense
- Residential - less intense
- Town, Local & Metropolitan Centres

**Settlement Type**

- Town
- Village

**Spatial Response**

- Moderate to high growth
- Small to moderate growth
- Low to no growth

Scale @ A3: 1:110,000  
 Date Printed: 18/10/2024  
 Auckland Council  
 Te Kaitiaki o Tamaki Makaurau

Figure 8: Spatial Response for the southern rural area

## Moderate to high anticipated growth

This category is allocated to settlements where:

- moderate to high level of residential and business growth is anticipated over at least the next 30 years there is an existing centre with diverse mix of uses and opportunities to further increase land use diversity
- the form of residential growth will be through intensification of the existing urban extent of a settlement but may also expand, in a managed way, into identified future urban areas
- the form of business growth will intensify within existing business areas with some expansion, in a managed way, into identified future urban areas
- there is planned enhancement of existing or provision of new community facilities
- there is planned investment to support growth.

This category has been allocated to Waiuku, Pukekohe, Drury and Ōpaheke.

## Low to moderate anticipated growth

This category is allocated to settlements where:

- small to moderate amount of mainly residential growth is anticipated over at least the next 30 years
- there is an existing centre with a diverse mix of uses
- the form of residential growth will be through intensification within the existing urban area, while a limited amount of urban expansion is provided into identified future urban areas.
- there are some existing community facilities and amenities which need to be monitored over time to ensure that they are still fit for purpose
- there is some planned infrastructure investment
- a settlement may need support to adapt to natural hazards.

This category has been allocated to Clarks Beach, Glenbrook Beach, Patumāhoe, and Clevedon.

## No to low anticipated growth

This category is allocated to all other rural settlements where:

- no to low growth is anticipated over at least the next 30 years
- there is an existing small centre or a cluster of services
- the form of any residential growth will be through intensification within the existing urban extent or, where allowed for / appropriate, in the general rural area

- there may be some existing amenities that need to be maintained
- infrastructure is predominantly privately serviced
- a settlement may need support to adapt to natural hazards.

This category has been allocated to all settlements on Āwhitu Peninsula, to Waiau Pā, Kingseat, Karaka, Whitford, Beachlands-Maraetai, Clevedon Waterways, Kawakawa Bay, Ōrere Point, Matingarahi, and the general rural area.

## Spatial Response rationale, by settlement

The table below sets out each settlement, the spatial response and the rationale for the response. For further information on each settlement see Appendix G.

**Table 3: Rationale for spatial response by settlement**

Settlement	Spatial Response	Rationale
Āwhitu Peninsula	No to low anticipated growth	Most settlements are remote and have significant hazard and infrastructure constraints. Āwhitu Peninsula is highly susceptible to coastal erosion and inundation. There is also slope instability and sedimentation issues as well as weak sandy soils.  Future growth will likely be low in scale and predominantly rural residential development.
Glenbrook Beach	Low to moderate anticipated growth	There are some areas of flooding and ongoing issues with coastal inundation and coastal erosion. There are some transport constraints. There is council water and wastewater servicing, though hazard constraints may impact this infrastructure.  Future growth will be focused in the existing urban extent of Glenbrook Beach and in the future urban zoned area.
Waiuku and Glenbrook Industrial Village	Moderate to high anticipated growth	Floodplains are scattered across the town and some areas are at risk from coastal inundation and erosion. There is some highly productive land in surrounding areas. There are currently transport constraints, but this area could benefit from the planned transport investment in Drury, Paerātā and Pukekohe area.  Future growth will be contained within the existing, zoned urban extent.
Clarks Beach and Waiau Pā	Low to moderate anticipated growth	Clarks Beach is serviced by water and wastewater, but Waiau Pā is not. There are some low-lying areas that are at risk from flooding and some coastal areas are at risk from inundation and erosion. The surrounding area contains some low-lying fertile soil.  Future growth will be focused within the existing urban zoned, of future urban zone, extent.

<b>Settlement</b>	<b>Spatial Response</b>	<b>Rationale</b>
Kingseat and Te Hihi	No to low anticipated growth	There is moderate risk of flooding from overland flow paths. There is limited council servicing of water and wastewater for Kingseat and no servicing for Te Hihi.  Future growth will be focused within the existing, zoned urban extent of the two settlements.
Karaka North (not including Hingaia)	No to low anticipated growth	Overland flow paths come with a high risk of flooding. Coastal areas in close proximity of Karaka North are at risk of coastal inundation and erosion. There is no council water or wastewater servicing.  Future growth will be focused within the existing, zoned urban extent of the Karaka North settlement.
Patumāhoe	No to low anticipated growth	Moderate to high flood risk and surrounding high quality soils means that further urban expansion is not appropriate.  Future growth will be focused within the existing, zoned urban extent of Patumāhoe. Some growth may occur through rural-residential development
Pukekohe, Paerātā & Buckland	Moderate to high anticipated growth	Refer to the Pukekohe and Paerātā Structure Plan for details and the Future Development Strategy 2023-2053 for timing and sequencing.
Tuakau Pōkeno Mercer	N/A	These settlements are in the Waikato region but have strong links to southern rural area, particularly Pukekohe.  Refer to Waikato District Council's Tuakau Structure Plan and the Waikato District Growth Strategy 2021 for details.
Clevedon (and surrounding villages)	Low to moderate anticipated growth	Natural hazard constraints, such as overland flow path flooding, and environmental limitations means further urban expansion is not appropriate.  Future growth will be focused within the existing, zoned urban extent of Clevedon. Some growth may also happen through rural-residential development.
Beachlands Maraetai Whitford	No to low anticipated growth	Pending the outcome of appeals to Plan Change 88, growth will be focused in existing urban extents of the three settlements. This is due to significant infrastructure constraints and topographical limitations which present significant challenges for further urban expansion.
Bombay, Hunua & Paparimu	No to low anticipated growth	Isolated settlements with limited access (although Bombay has good access to SH1), and limited council water and wastewater servicing, along with moderate flooding risks, which makes urban expansion inappropriate.  These settlements are rural villages with a small amount of enabled development capacity. Any growth is likely to be low density and rural residential-type development.

Settlement	Spatial Response	Rationale
Drury	Moderate to high anticipated growth	Refer to the Drury Structure Plan for details and the Future Development Strategy 2023-2053 for timing and sequencing.

For further information, please refer to Appendix D.

DRAFT



# References

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/Evidence%20reports%20documents/evidence-report-development-strategyq.pdf>

Auckland Council. (2012). The Auckland Plan. Available at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/Documents/auckland-plan-2012-full-document.pdf>

Auckland Council. (2016) Open Space Provision Policy  
[Open Space Provision Policy 2016 \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/our-plans-strategies/auckland-plan-2016-open-space-provision-policy.pdf)

Auckland Council. (2018a). Auckland Plan 2050. Available at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/Pages/default.aspx>

Auckland Council. (2018b). Auckland Plan 2050 Evidence Report: Development Strategy. Available at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/Evidence%20reports%20documents/evidence-report-development-strategy.pdf>

Auckland Council. (2020). Te Tārūke-ā-Tāwhiri / Auckland's Climate Plan. Available at: [Auckland's Climate Plan \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/Climate-Plan.pdf)

Auckland Council. (2021a). Transport Emissions Reduction Pathway (TERP). Available at: [https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/Pages/transport-emissions-reduction-pathway.aspx#:~:text=About%20the%20Transport%20Emissions%20Reduction%20Pathway%20\(TERP\)&text=The%20TERP%20gives%20effect%20to,64%20per%20cent%20by%202030](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/Pages/transport-emissions-reduction-pathway.aspx#:~:text=About%20the%20Transport%20Emissions%20Reduction%20Pathway%20(TERP)&text=The%20TERP%20gives%20effect%20to,64%20per%20cent%20by%202030)

Auckland Council. (2022) Community Facilities Network and Action Plan. Available at: [Community facilities network action plan \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/Community-Facilities-Network-and-Action-Plan.pdf)

Auckland Council. (2023a). Housing and business capacity assessment. Available at: <https://knowledgeauckland.org.nz/publications/housing-and-business-development-capacity-assessment-for-the-auckland-region-2023-national-policy-statement-on-urban-development-2020-appendices/>

Auckland Council. (2023b). Future Development Strategy, 2023. Available at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/development-strategy/Pages/default.aspx>

Auckland Council (2023c). Franklin Community Provision Investigation 2023: Technical Report.

Auckland Council (2023) Regional Public Transport Plan. Available at <https://at.govt.nz/about-us/transport-plans-strategies/regional-public-transport-plan-2023-2031-rptp>

Auckland Council (2024) Long-term Plan 2024-2034. Available at

ARUP (2022). South Auckland Economic Masterplan. A report prepared for Tātaki Auckland Unlimited. Available at: [Southern Auckland Economic Masterplan | Aucklandnz.com](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/South-Auckland-Economic-Masterplan.pdf)

Mackay, M. and Person, K. (2015). Rural Community Resilience - Research Stocktake and Annotated Bibliography.

Ministry for Primary Industries. (2018). Rural Proofing Guide for policy development and service delivery planning. Available at: <https://www.mpi.govt.nz/dmsdocument/29294-Rural-proofing-Guide-for-policydevelopment-and-service-delivery-planning>

Wright, N., Triebel, I. (2022). Living well locally – 20-minute communities in the Highlands and Islands. HITRANS and Sustrans. Available at:  
[https://www.nickwrightplanning.co.uk/my\\_uploads/20MNs\\_highlands\\_islands\\_2022.pdf](https://www.nickwrightplanning.co.uk/my_uploads/20MNs_highlands_islands_2022.pdf)

Tātaki Auckland Unlimited. (2022). Franklin Local Board Overview 2022. Available at:  
[Franklin local economic overview 2022 \(knowledgeauckland.org.nz\)](https://www.knowledgeauckland.org.nz/franklin-local-economic-overview-2022)

OECD. (2018). Rural 3.0 - A framework for rural development. Policy Note. Available at:  
<https://www.oecd.org/en/topics/regional-development.html>

OECD. (2020). Rural Well-being: Geography of Opportunities. Policy highlights. Available at:  
<https://www.oecd.org/en/topics/regional-development.html>

Royal Town Planning Institute. (2022). Rural planning in the 2020s. RTPI Research Paper. Available at:  
<https://www.rtpi.org.uk/policy-and-research/research-and-practice/rural-planning-in-the-2020s/>

WSP. (2021). The 30-minute rural community / Future Mobility.  
[https://www.wsp.com//media/campaign/uk/image/ruralmobility/futuremobility\\_the30minutesruralcommunity\\_wsp\\_june21.pdf](https://www.wsp.com//media/campaign/uk/image/ruralmobility/futuremobility_the30minutesruralcommunity_wsp_june21.pdf)

Watercare, About our dams. Available at:  
<https://www.watercare.co.nz/home/about-us/what-we-do/water-collection-treatment-and-monitoring/about-our-dams>

# Appendices

DRAFT

## Appendix A: Legislative, statutory and policy context

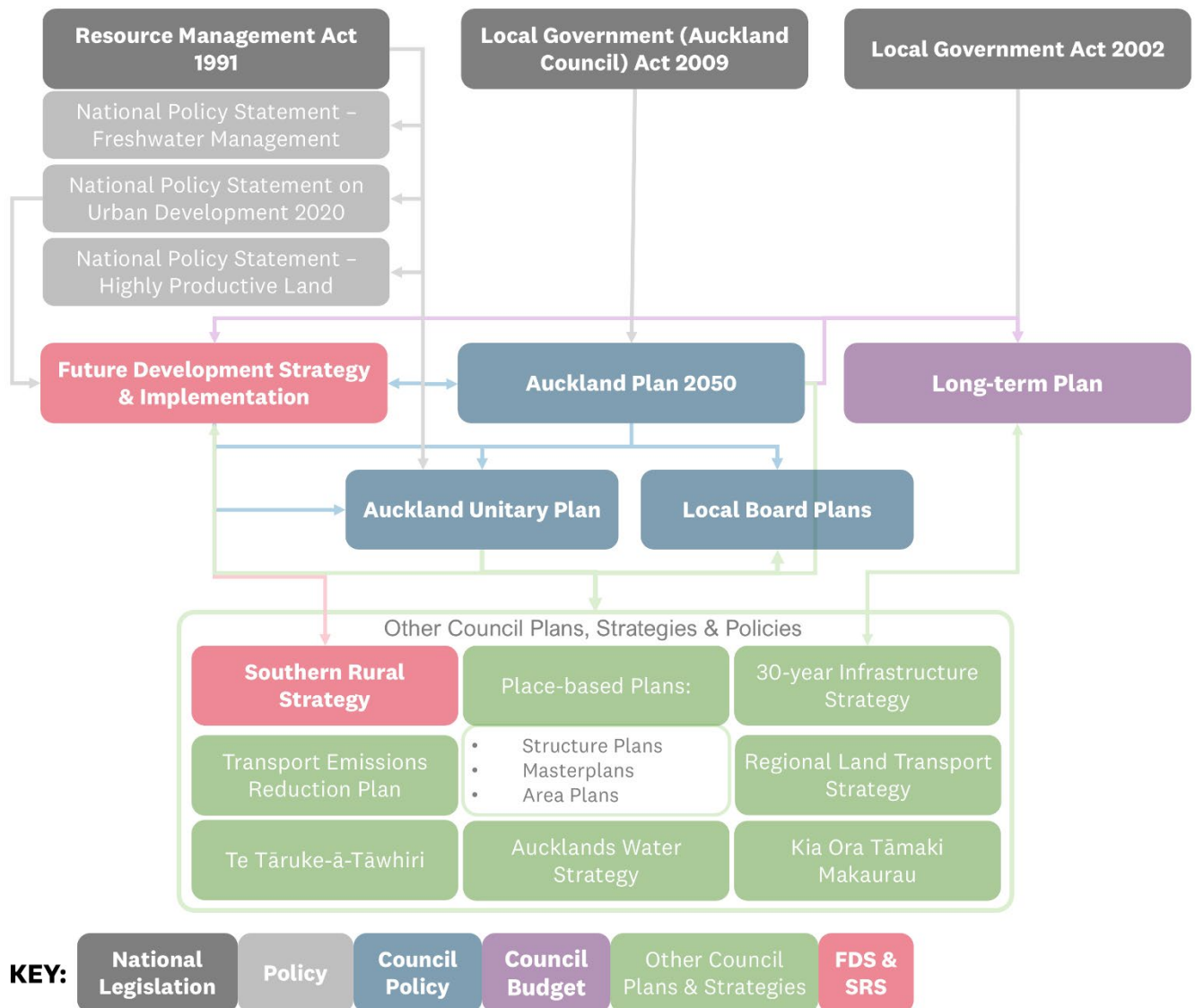


Figure A.1: Policy Framework for the Southern Rural Strategy

### Central government

There are numerous central government legislation and policies that either directly or indirectly effect rural areas. The most relevant of these policies are required by either the Resource Management Act 1991 or the Local Government (Auckland Council) Act 2009.

#### Resource Management Act 1991 (RMA)

The purpose of the RMA is to promote sustainable management of natural and physical resources. Sustainable management is defined in the RMA as “managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- avoiding, remedying, or mitigating any adverse effects of activities on the environment” (RMA, 1991).

The most relevant policies for rural areas that are requirements under the RMA are summarised below:

## National Policy Statements

National policy statements set the national direction for matters of national significance relevant to sustainable management. They are issued under the RMA by central government. Below are those most relevant to the Future Development Strategy.

### [National Policy Statement for Highly Productive Land 2022 \(Nps-hpl\)](#)

The objective of the NPS-HPL is that “highly productive land is protected for use in land-based primary production, both now and in the future” (NPS-HPL, 2022). It is focused on ensuring the availability of New Zealand’s most valuable soils for food and fibre production and provides direction to improve the way highly productive land is managed under the RMA.

### [National Policy Statement for Freshwater Management 2020 \(NPS-FM\)](#)

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems
- (b) second, the health needs of people (such as drinking water)
- (c) third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future” (NPS-FM, 2020).

### [National Policy Statement for Urban Development 2020](#)

“The National Policy Statement on Urban Development (NPS-UD) aims to make sure that New Zealand’s towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities” (Ministry of Housing and Urban Development, 2024).

### [National Policy Statement for indigenous biodiversity](#)

“The National Policy Statement for Indigenous Biodiversity (NPSIB) is an essential part of the response to biodiversity decline in Aotearoa. It provides direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. It is limited to land (terrestrial) ecosystems and some aspects of wetlands and will apply across all land types/tenures in Aotearoa New Zealand, both public and private”.

### [Local Government \(Auckland Council\) Act 2009 \(LG\(AC\)A 2009\)](#)

The purpose of this Act is—

- (a) to establish the Auckland Council as a unitary authority for Auckland; and
- (b) to set out the matters in relation to the Council’s structure and functions, duties, and powers that differ from the general provisions applying to local authorities under the Local Government Act 2002 and certain other enactments; and
- (c) to provide the Local Government Commission with the necessary functions and powers to determine certain matters in relation to the Council; and
- (d) to establish arrangements for the management of transport and water supply and wastewater services for Auckland; and
- (e) to require the Auckland Council to adopt a spatial plan for Auckland; and

(e)[Repealed]

(f) to establish arrangements to promote issues of significance for mana whenua groups and mataawaka for Tāmaki Makaurau; and

(g) to set out requirements relating to substantive council-controlled organisations.

## Spatial Planning

[Part 6, section 79 of the LG\(AC\)A 2009](#) requires Auckland Council to prepare and adopt a spatial plan for Auckland. It states that “The purpose of the spatial plan is to contribute to Auckland’s social, economic, environmental, and cultural wellbeing through a comprehensive and effective long-term (20- to 30-year) strategy for Auckland’s growth and development”. The spatial plan will:

“(a) set a strategic direction for Auckland and its communities that integrates social, economic, environmental, and cultural objectives; and

(b) outline a high-level development strategy that will achieve that direction and those objectives; and

(c) enable coherent and co-ordinated decision making by the Auckland Council (as the spatial planning agency) and other parties to determine the future location and timing of critical infrastructure, services, and investment within Auckland in accordance with the [development] strategy; and

(d) provide a basis for aligning the implementation plans, regulatory plans, and funding programmes of the Auckland Council”.

## *Government Policy Statements (GPS)*

At a national level, government policy statements prepared under other legislation were also relevant to the development of the Future Development Strategy and the development of the draft Southern Rural Strategy (NPS-UD, Clause 3.14(1)(g)). These are summarised below.

### [GPS Housing and Urban Development 2021](#)

“The Government Policy Statement on Housing and Urban Development (GPS-HUD) sets a direction for housing and urban development in Aotearoa New Zealand. It was developed alongside MAIHI Ka Ora – the National Māori housing strategy. The GPS-HUD and MAIHI Ka Ora will be implemented side by side. The Government Policy Statement on Housing and Urban Development (GPS-HUD) sets a direction for housing and urban development in Aotearoa New Zealand. It was developed alongside MAIHI Ka Ora – the National Māori housing strategy. The GPS-HUD and MAIHI Ka Ora will be implemented side by side”.

“The GPS-HUD’s vision is that everyone in New Zealand lives in a home and a community that meets their needs and aspirations.

### [GPS Land Transport 2024](#)

“The Government Policy Statement on land transport (GPS) sets out the Government’s land transport strategy. This includes, among other things:

- what the Government expects to be achieved from its investment in land transport through the NLTF
- what the Government expects to be achieved from its direct investment in land transport
- how much funding will be provided and how the funding will be raised
- how it will achieve its outcomes and priorities through investment in certain areas, known as “activity classes” (e.g., the maintenance of state highways or road policing)

- a statement of the Minister’s expectations of how the New Zealand Transport Agency (NZTA) gives effect to this GPS” (GPS Land Transport 2024).

## Local government

There are numerous Auckland Council policies that either directly or indirectly effect or relate to rural areas.

### [The Auckland Plan 2050](#)

“The Auckland Plan 2050 is Auckland Council’s long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. It is required by legislation (LG(AC)A 2009 Part 6, section 79) to contribute to Auckland’s social, economic, environmental and cultural wellbeing.

The plan outlines the big issues facing Auckland and recommends ways Aucklanders and others involved in the future of Auckland can best respond to them.

The Future Development Strategy (see below) and six outcomes set Auckland's strategy to 2050. [Together], they consider how [Auckland] will address the key challenges of high population growth and environmental degradation, and how [Auckland Council] can ensure shared prosperity for all Aucklanders.

The plan is intended to set high level direction for Auckland. It does not contain a detailed set of actions”.

### [Future Development Strategy 2023](#)

“Our Future Development Strategy sets out how Auckland will grow and change over the next 30 years. [Auckland Council] need to plan infrastructure for Auckland that provides quality urban environments with good access to public transport, jobs and facilities. This will help create inclusive, vibrant and resilient communities.

The Future Development Strategy helps [Auckland Council] plan how to:

- grow the region in places that are safe for current and future Aucklanders
- enable resilient communities
- focus funding and investment where it is needed most
- continue the quality compact city approach.

### [Auckland Unitary Plan](#)

“The [Auckland] Unitary Plan guides the use of Auckland's natural and physical resources, including land development, by determining:

- what can be built and where
- how to create a higher quality and more compact Auckland
- how to provide for rural activities
- how to maintain the marine environment.

The Unitary Plan includes:

- regional policy statement
- regional coastal plan
- regional plan
- district plan - the district plan applies throughout Auckland, except the Hauraki Gulf Islands.

## Regional Policy Statement

The purpose of a regional policy statement is to achieve the purpose of the [RMA 1991] by providing an overview of the resource management issues of the region and policies and methods to achieve integrated management of the natural and physical resources of the whole region.

### [Tāruke-ā-Tāwhiri: Auckland's Climate Plan](#)

“Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan is [Auckland Council's] roadmap to a zero-emissions, resilient and healthier region that is better connected to the environment and able to thrive in the face of ongoing change and disruption. [The plan] takes a deeply cultural narrative that is embedded in this place – Tāmaki Makaurau and calls for a change in our response to climate change, a shift from a human-centred approach to an ecological approach. [Auckland Council] will do this by dramatically changing how we move around the region, what and where we build, and how we work”.

### [Auckland Water Strategy](#)

The Auckland Water Strategy (the Water Strategy) sets a vision for Auckland's waters and provides strategic direction for investment and action across the Auckland Council Group.

The Water Strategy is designed to guide the council to 2050. The council has therefore considered Tāmaki Makaurau's broader context over the life of the Water Strategy including:

1. land use change, in particular as driven by population growth
2. mitigating and adapting to climate change
3. partnership approach with mana whenua
4. growing iwi capacity and further settlements that will affect governance structures
5. technological change.

### [Long-term Plan \(LTP\) 2024-2034 \(10-year Budget\)](#)

The 2024-2034 LTP sets out how Auckland Council will work to improve the daily lives of Aucklanders and how [Auckland] will pay for these improvements over the next 10 years.

The plan sets out:

- the outcomes [sought] for Auckland and how the council will help achieve these (our strategic direction)
- how [Auckland Council] will pay for council activities (our financial settings)
- [Auckland Councils] capital spend budget to build or buy assets like roads, pipes and buildings to provide services for Aucklanders
- [Auckland Councils] operating spend budget to maintain services and activities like public transport, libraries and parks.

### [Transport Emissions Reduction Plan](#)

The Transport Emissions Reduction Pathway (TERP) was endorsed by Auckland Transport's board and adopted by Auckland Council in August 2022.

The TERP gives effect to Te Tāruke-ā-Tāwhiri's (Auckland's Climate Plan) target to halve Auckland's regional emissions by 2030 (against a 2016 baseline). It sets out:

- what needs to happen to reduce Auckland's transport emissions by 64 per cent by 2030
- what it will look like when we get there

- to identify the potential barriers to achieving it.

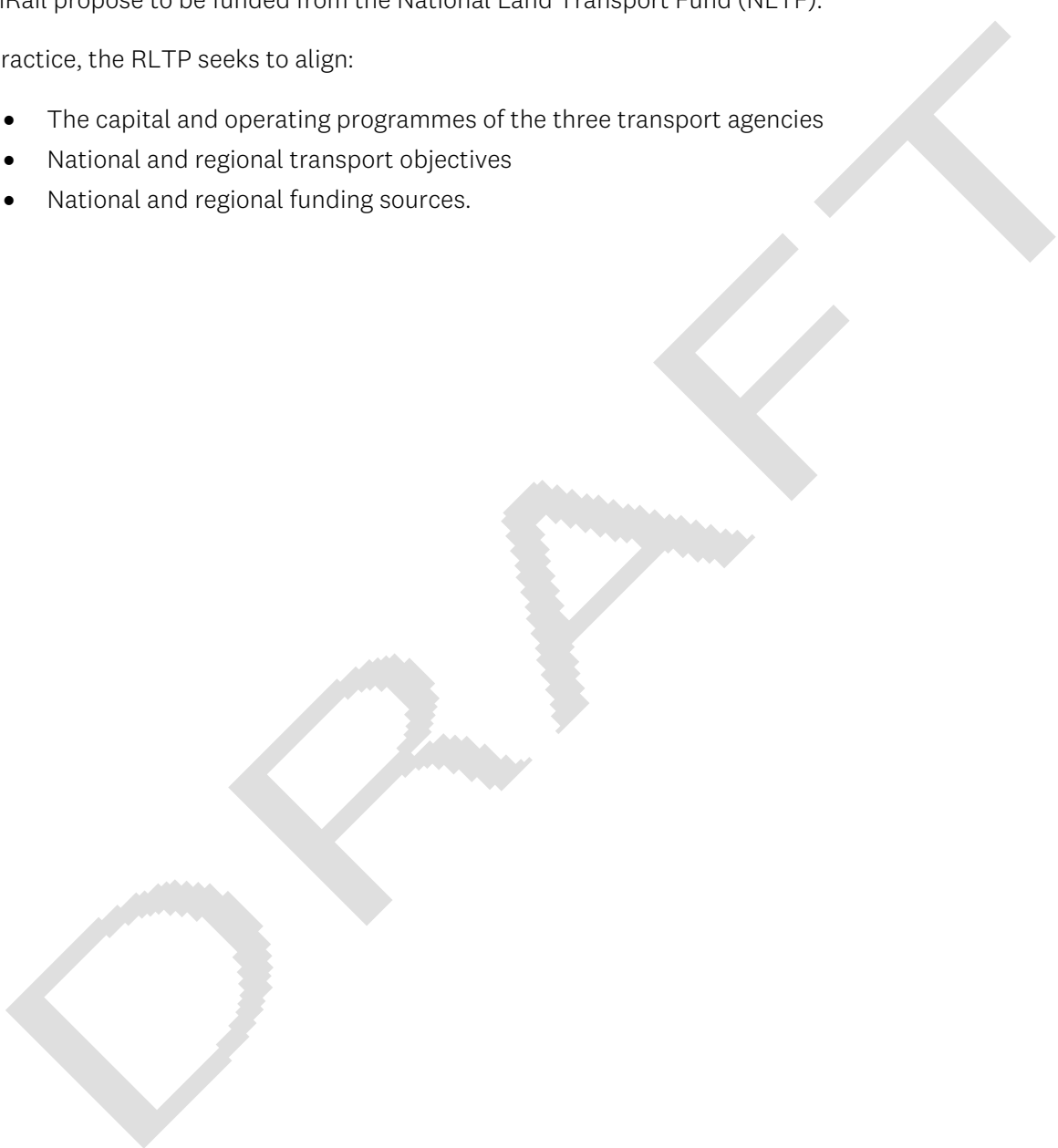
### Regional Land Transport Plan

The statutory purpose of the Auckland Regional Land Transport Plan (RLTP) is to set out the Auckland region’s land transport objectives, policies, and monitoring measures for the next 10 years.

More importantly, the RLTP presents the Auckland regions “bid” for national funding. It sets out and prioritises the land transport activities that Auckland Transport (AT), the NZ Transport Agency Waka Kotahi (NZTA) and KiwiRail propose to be funded from the National Land Transport Fund (NLTF).

In practice, the RLTP seeks to align:

- The capital and operating programmes of the three transport agencies
- National and regional transport objectives
- National and regional funding sources.



## Appendix B: Summary of interest group feedback: challenges for growth

This appendix sets out a summary of the key issues raised by interest groups during early engagement. A summary of issues and comments will be included in the final Strategy.

Engagement with interest groups took place between May and July 2024. In total, we engaged with 20 local interest groups and 18 others. The interest groups included:

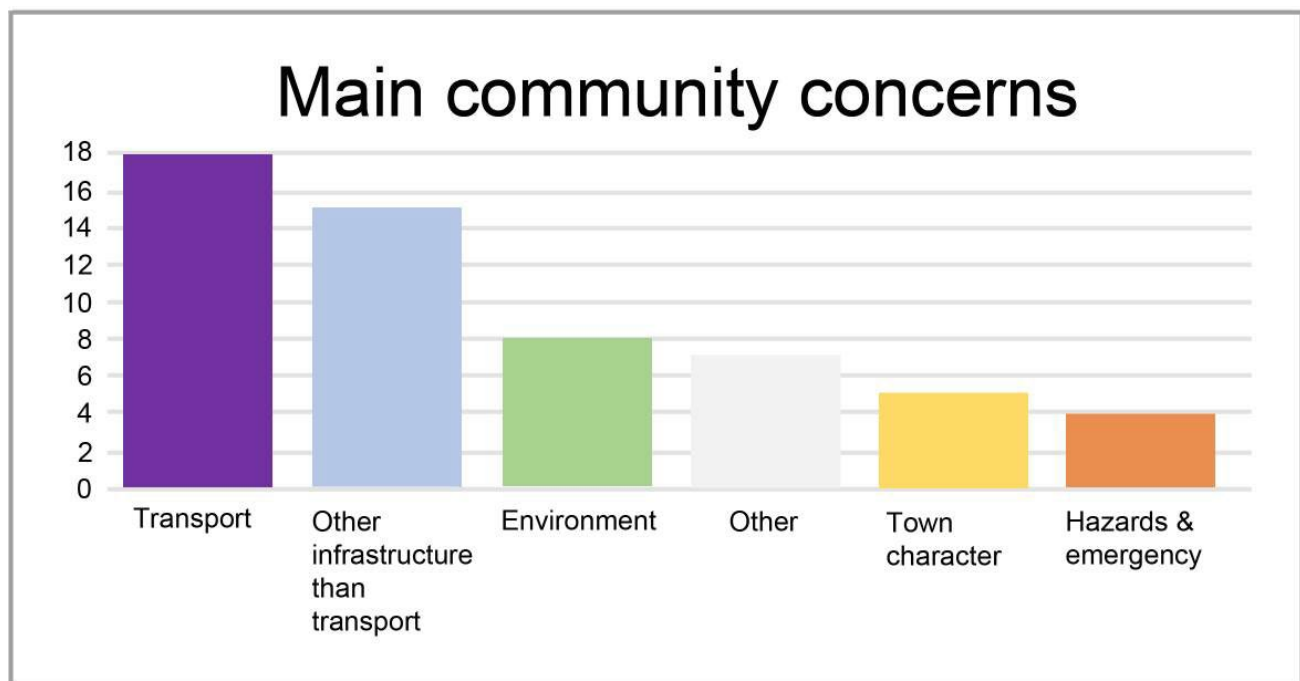
- Local community groups
- Business Associations
- Rural and other industry organisation representatives
- Government agencies
- Council-controlled organisations
- Developers

Iwi engagement is on-going throughout the Strategy development.

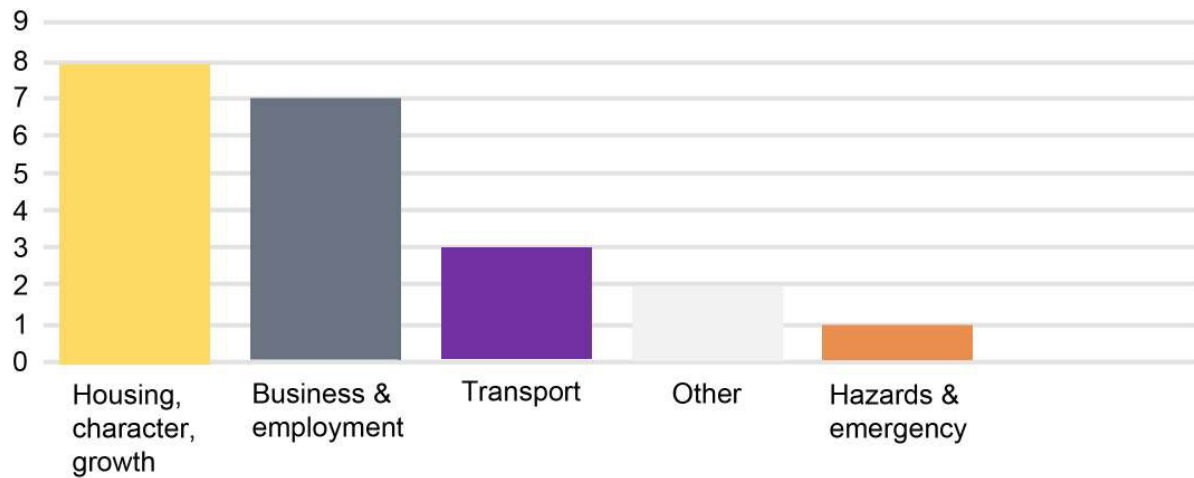
### Interest group feedback

The four categories of local interest groups were the community groups, business associations, rural industries, and developers with land interest in the area. A few interest group members belonged to more than one group depending on their location and their industry or occupation. There were a few common topics raised by all interest groups, while other concerns were specific to their profile.

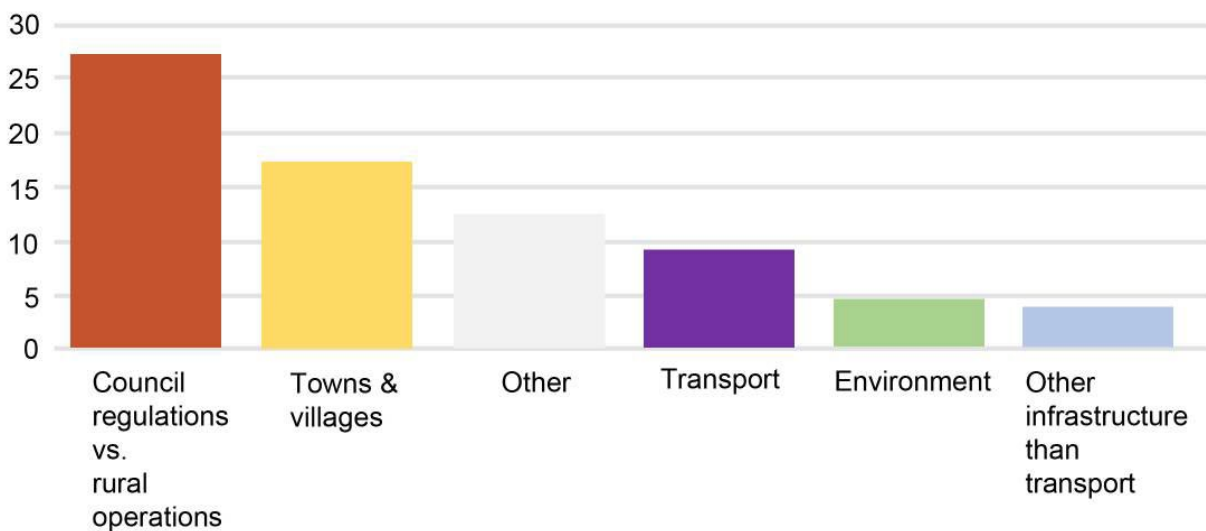
The most common concerns were centred around transport, growth and housing, and natural hazards. The breakdown of key concerns by interest groups is shown on the bar charts below. Developer's main concerns are listed in bullet points.



## Main business concerns



## Main rural industry concerns



### Developers' main concerns

The developer community identified limited areas to develop, and the expense of provision of infrastructure as the main concerns. The difference in some instances between the council's strategic view and the locations where people would like to live, for example coastal areas, was also mentioned as a concern, as well as not enough certainty on the future growth in rural areas.

### Other interest groups

The key concerns and issues identified by other interest groups were specific to their profile and area of interest or expertise.

## Key challenges for growth

### *Rural industry, farming, and other rural businesses*

Reverse sensitivity issues are often a major challenge when providing for residential growth directly neighbouring rural working environments. New residents often feel negatively impacted by existing farming and agricultural activities that include noise, odour and other effects when there is no adequate buffer between the different uses, often leading to complaints. At the same time, providing efficient buffer between these land uses often proves to be a challenge for efficient use of developable land.

The existing road network between villages and urban nodes plays an important role in the operation of all rural industry and farming sector. Improvements to date have been limited due to the high cost of delivery and more generally other higher priorities taking precedence within the SRS area that absorbs available funding. Rural roads also face the tension between serving both residential and farming and rural industry needs.

Rural areas may have less developed infrastructure compared to urban areas, particularly in more remote locations. This includes limited access to high-speed internet in many locations, inadequate transportation networks, and fewer amenities. Furthermore, due to the lower density of the rural environment, it can limit market size and demand for certain products and services. Businesses in rural areas can also face challenges with higher transportation costs and delays. Suppliers and distributors may be less inclined to service rural locations, leading to increased costs or difficulties in obtaining necessary goods.

### *Rural towns, villages and villages*

Apart from some parts of Pukekohe, Waiuku, and Beachlands, population density is generally low throughout the southern rural area. Low population density does not support many services or businesses, and therefore people need to travel to the closest larger town or village to access them. Further centralisation of these services can result in increased daily private vehicle usage for many rural residents to access these services in the future.

New developments often lack the variety of housing typologies the local communities would like to have. As urban areas expand, rural areas may experience pressures on housing affordability and availability. This can affect local residents who find living in the area expensive or have a limited choice of housing types.

New developments that have narrow streets and limited car parking or garage space can lead to problems in smaller settlements where private vehicles are the only way transport.

### *Natural hazards and resilience*

Natural hazards cause disruptions that can be expensive and damaging to places, infrastructure, and communities. Anticipating and being prepared for these events will assist communities to be better placed to resist, absorb, accommodate and recover from a range of risks and become more resilient.

Isolated communities can more easily be 'stranded' or cut off due to natural hazard events, and restoring damaged infrastructure in these remote locations can take longer time and can cost more.

## Appendix C: Rural settlements classification

Auckland's rural settlements are populated places outside the rural urban boundary that have urban residential and/or an urban business zoning (under the Auckland Unitary Plan).

The 2012 Auckland Plan identified four classifications of settlement - satellites, towns, serviced villages, and un-serviced villages. This same classification was also used in the Development Strategy 2018. The classification for a settlement is based on its existing and anticipated future role and function, as described in the table below.

**Table C.1 Description of rural settlement classifications**

Rural settlement classification	Current role and function	Future role and function
Satellite towns/rural nodes	<ul style="list-style-type: none"> <li>• Potential to function independently of the main urban area.</li> <li>• Provides a range of services to surrounding rural areas.</li> <li>• Developing quality transport links.</li> </ul>	<ul style="list-style-type: none"> <li>• Locations of significant residential and employment growth – subject to appropriate infrastructure being in place.</li> <li>• Strong, accessible, diverse and enhanced centres.</li> </ul>
Rural towns	<ul style="list-style-type: none"> <li>• Urban settlements of varying sizes with suburban zones in rural areas.</li> <li>• Varied local character and services.</li> <li>• Reflect lifestyle choices such as rural town life, dormitory residential and retirement living.</li> </ul>	<ul style="list-style-type: none"> <li>• Expected to grow to between 2,000 to 10,000 people.</li> <li>• Less independent from main urban areas.</li> <li>• Less of a focus for intensification or employment growth.</li> </ul>
Rural serviced villages	<ul style="list-style-type: none"> <li>• Small rural settlements of varying sizes - 100-5,000 people.</li> <li>• Close connections to rural and natural surroundings.</li> <li>• Provide centre for rural residents, dormitory residential, holiday and retirement living to varying degrees.</li> <li>• In some cases serve visitors with low key services and tourist development.</li> </ul>	<ul style="list-style-type: none"> <li>• Some have critical constraints in wastewater capacity.</li> <li>• Villages with adequate service capacity have potential for well-planned growth at locally appropriate scale.</li> </ul>
Rural un-serviced villages	<ul style="list-style-type: none"> <li>• Range from tight clusters to more dispersed areas.</li> <li>• Share constraints, varying functions and qualities of serviced villages.</li> </ul>	<ul style="list-style-type: none"> <li>• Envisaged to have little or no growth.</li> <li>• Will change and develop in ways that preserve their character.</li> </ul>

## Southern rural area – settlement classification

In the southern rural area, there is one Satellite (rural node), two Towns, ten serviced villages and sixteen un-serviced villages. Each settlement is listed by their classification in the table below. These classifications are consistent with those included in the Development Strategy 2018<sup>23</sup>.

Drury, although mostly undeveloped rural land, has long been included in the urban area of Auckland (Metropolitan Urban Limit and the Urban Area 2016). Therefore, it does not have a rural settlement classification.

**Table C.2 Rural settlement classification for the southern rural area**

Satellite (Rural node)	Towns	Villages		
		Serviced	Un-serviced	
Pukekohe*	Beachlands Maraetai	Bombay	Āwhitu	Paparimu
	Waiuku	Clarks Beach	Big Bay	Pollock
		Clevedon	Grahams Beach	Ti Hihi
		Clevedon Waterways	Hingaia South	Te Toro
		Glenbrook Beach	Hunua	Waiau Pā
		Karaka North	Karaka South	Wattle Bay
		Kawakawa Bay	Matakawau	
		Kingseat	Matakawau Point	
		Patumāhoe	Ōrere Point	
		Whitford	Orua Bay	

\* Rural node including Paerātā and Buckland

Other towns and villages considered in the draft Strategy, but outside of the Auckland Region: Otua, Aka Aka, Tuakau, Pōkeno, Mercer, Meremere, Pukekawa, Onewhero.

## Appendix D: Rural settlements assessments, grouped by subdivision

### Waiuku Subdivision

Table D.1: Summary of Waiuku Subdivision assessment

Settlement	Rural form and growth	Resilient rural areas and communities	Restore and enhance the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure D.1 for map of natural hazards)	Māori outcomes
Āwhitu Peninsula	<p>A number of villages along the ridgeline and north-eastern coast of the peninsula. Ad hoc development outside the villages is slowly becoming an issue.</p> <p>Some existing capacity is available.</p> <p>Further growth over and above the limited amount currently anticipated would require significant infrastructure investment.</p>	<p>Resilience to effects of flooding, coastal inundation and wind is an issue.</p> <p>Concern about the lack of / limited ability to connect to centralised service hubs due to road quality and effects to road network during severe weather events.</p>	<p>Growth is inappropriate due to sandy weak soils, coastal erosion and coastal inundation, slope instability and sedimentation issues.</p>	<p>Remote settlements that have significant infrastructure and hazard constraints.</p> <p>These settlements are mainly serviced by one main arterial, the Āwhitu road corridor. This is subject to hazards and there is a lack of alternative access routes.</p> <p>This area is not serviced by council water supply and wastewater infrastructure, there are no current plans for network extension.</p>	<p>Statutory acknowledgement of the Manukau Harbour and its Coastal Marine Area.</p> <p>Numerous notable waterways, some with statutory acknowledgments</p> <p>Some parks included in the Te Kete Rukuruku project.</p>
Glenbrook Beach	<p>Some development capacity.</p> <p>Further growth over and above the limited amount currently anticipated would require significant infrastructure investment</p>	<p>Divergent community views on whether growth should happen and how it should happen. There is a deficit of community facilities to support growth and there is a lack of ability to connect to a centralised hub.</p>	<p>Some areas of flooding, ongoing issues with coastal inundation and coastal erosion.</p>	<p>This settlement is mainly serviced by the Glenbrook Road corridor. There are constraints along this corridor, but the area could benefit from the planned transport investment in Drury, Paerātā and Pukekohe area.</p> <p>This settlement is serviced</p>	<p>Statutory acknowledgement of the Manukau Harbour and its Coastal Marine Area.</p> <p>Some parks included in the Te Kete Rukuruku project.</p>

Settlement	Rural form and growth	Resilient rural areas and communities	Restore and enhance the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure D.1 for map of natural hazards)	Māori outcomes
				<p>by council water supply and wastewater infrastructure, there are hazard constraints in this area which may affect the wastewater infrastructure, and current infrastructure has set capacity so upgrades would need to be timed to any growth aspirations.</p>	
<p>Waiuku and Glenbrook Industrial Village</p>	<p>Some development capacity available. Further growth over and above the limited amount currently anticipated would require significant infrastructure investment</p>	<p>There are ongoing investigations the need for additional community centre space - potentially a library. Waiuku has an aging population, and the town does not have all the services and facilities for an aging population. There are concerns that development is happening in a piecemeal way. There is a need for affordable housing for those working in the Glenbrook area. Very limited public transport provision.</p>	<p>Flood plains scattered across the town, some risk of coastal inundation and erosion in some areas, nearby highly productive land needs to be protected from urban expansion</p>	<p>Towns and villages are mainly serviced by the Glenbrook Road corridor. There are constraints along this corridor, but the area could benefit from the planned transport investment in Drury, Paerātā and Pukekohe area.</p> <p>There is planned investment in the Waiuku water supply and wastewater infrastructure (South-west Wastewater scheme) as per the 2024 Long-term Plan. Further growth beyond the 30-year forecast or an unanticipated increase in growth would require an additional water source.</p>	<p>Statutory acknowledgement of the Manukau Harbour and its Coastal Marine Area. Statutory acknowledgement of Awaroa River and its tributaries. Some parks included in the Te Kete Rukuruku project.</p>

# Pukekohe Subdivision

Table D.2: Summary of Pukekohe Subdivision assessment

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
Clarks Beach and Waiau Pā	<p>Significant amount of existing enabled capacity - more will be enabled when future urban land is live zoned.</p> <p>Steady building consent activity, in line with anticipated growth.</p>	<p>High concentration of Māori. Deficit of community facilities Differing views across the community about whether growth and development should happen and the form it should take. Significant investment in infrastructure is needed for any further growth and development. Reliance on rainwater means community is vulnerable to drought.</p>	<p>Some low-lying areas subject to flooding</p> <p>Some coastal areas susceptible to coastal inundation and/or at risk of coastal erosion.</p> <p>Some low-lying fertile land.</p>	<p>Settlements are mainly serviced by the Hingaia / Linwood Road corridor.</p> <p>There are limited opportunities to improve capacity and accessibility due to the cost and feasibility of upgrades.</p> <p>Clarks Beach is serviced by water supply and wastewater infrastructure; the currently live zoned undeveloped land is anticipated to take up much of the existing capacity. There is planned investment in the wastewater infrastructure for Clarks Beach (South-west Wastewater Scheme) as per the 2024 Long-term Plan.</p> <p>Waiau Pā is not serviced by water supply or wastewater infrastructure, there are no plans for network extension.</p>	<p>Some parks included in the Te Kete Rukuruku project.</p> <p>Statutory acknowledgement of Karaka Creek and tributaries.</p>
Kingseat and Te Hihi	<p>Significant amount of plan enabled capacity.</p>	<p>No known investigation work or investment</p>	<p>No floodplain but there are moderate risks associated with overland flow paths.</p>	<p>Settlements are mainly serviced by the Hingaia / Linwood Road corridor.</p>	<p>Statutory acknowledgments Te Hihi Creek and Puhitahi Creek</p>

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
	Reasonable amount of anticipated growth but recent building consent trends do not support anticipated large amount of employment growth (further investigation required).	planned in community services or facilities.		<p>There are limited opportunities to improve capacity and accessibility due to the cost and feasibility of upgrades.</p> <p>Kingseat currently has limited wastewater servicing, there is planned investment in the wastewater infrastructure for Kingseat (South-west Wastewater sub-regional servicing).</p> <p>Te Hihi is not serviced by water supply or wastewater infrastructure, there are no plans for network extension.</p>	Statutory acknowledgement of the Manukau Harbour and its Coastal Marine Area. Some Māori freehold land.
Karaka North (not including Hingaia)	Some enabled capacity. Very little development activity since 2018, well below anticipated growth however around 50 new dwelling consents were issued in 2022/2023.	High concentration of Māori live in the Kingseat/Karaka area. Priorities identified in the Karaka Sports Pak Masterplan are being implemented. Surrounding uses include farming and productive soils. The area is not easily accessible by public transport. There is a general traffic problem in the broader Karaka area -	Minimal floodplain but high risk associated with overland flow paths.	<p>Settlements are mainly serviced by the Hingaia / Linwood Road corridor. There are limited opportunities to improve capacity and accessibility due to the cost and feasibility of upgrades.</p> <p>This settlement is not serviced by water supply and wastewater infrastructure.</p>	Statutory acknowledgement of the Manukau Harbour and its Coastal Marine Area.

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
		<p>one road in, one road out. Recent developments in Hingaia have resulted in large expenditure on infrastructure. Housing constructed but not always supported by amenities. General need for upgrading bridges, footpaths, recreation areas, etc.</p>			
Patumāhoe	<p>Some development capacity enabled. Reasonable amount of new dwelling consent activity but not at the level of anticipated growth.</p>	<p>No known investigation work or investment planned in community and social infrastructure.</p>	<p>Moderate floodplain and moderate to high risk associated with overland flow path.</p>	<p>This settlement is mainly serviced by the Glenbrook Road corridor. There are constraints along this corridor, but the area could benefit from the planned transport investment in Drury, Paerātā and Pukekohe area.</p> <p>Water supply and wastewater servicing from Pukekohe wastewater treatment plant and water supply. There is planned investment in the water supply infrastructure (Patumāhoe reservoir upgrade) as per 2024 Long-term plan</p>	<p>Statutory acknowledgements of Mauku Stream and Whangamaire Stream.</p>
Pukekohe, Paerātā & Buckland	<p>Refer to the Pukekohe and Paerātā Structure Plan for details and the Future Development Strategy 2023-2053 for timing and sequencing.</p>				

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
Tuakau Pōkeno Mercer	Refer to Waikato District Council's Tuakau Structure Plan and the Waikato District Growth Strategy 2021 for details				

## Wairoa Subdivision

Table D.3: Summary of Wairoa Subdivision assessment

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
Clevedon (and surrounding villages)	Some enabled development capacity. Reasonable amount of new dwelling consent activity but not at the level of anticipated growth.	Lack of ability to connect to centralised service hubs. A deficit of community facilities in growing areas. High density residential development and large greenfield development in Drury, Clevedon and Beachlands has put significant pressure on the infrastructure network.  A key challenge is to provide sufficient local services, amenities, and employment opportunities.  Clevedon subject to numerous plan changes since 2010  Clevedon Village Design Framework: Community Aspirations Plan	Clevedon minimal flood plain in settlement but access roads vulnerable to high-risk flood plain. Some moderate risk overland flow paths through town. North road significant flood plain.	This area is mainly serviced by the Papakura- Clevedon Road corridor. There are significant transport challenges including a lack of alternative access routes, flooding hazards and significant upgrades required to support further growth.  Clevedon is serviced by Water supply & wastewater infrastructure. There is planned investment as per the 2024 Long-term Plan (Clevedon water and Clevedon wastewater stage 3).	Statutory acknowledgements: Wairoa River and Te Morehu Scenic Reserve.  Pockets of Māori freehold land. Statutory acknowledgement of the Hauraki Gulf.

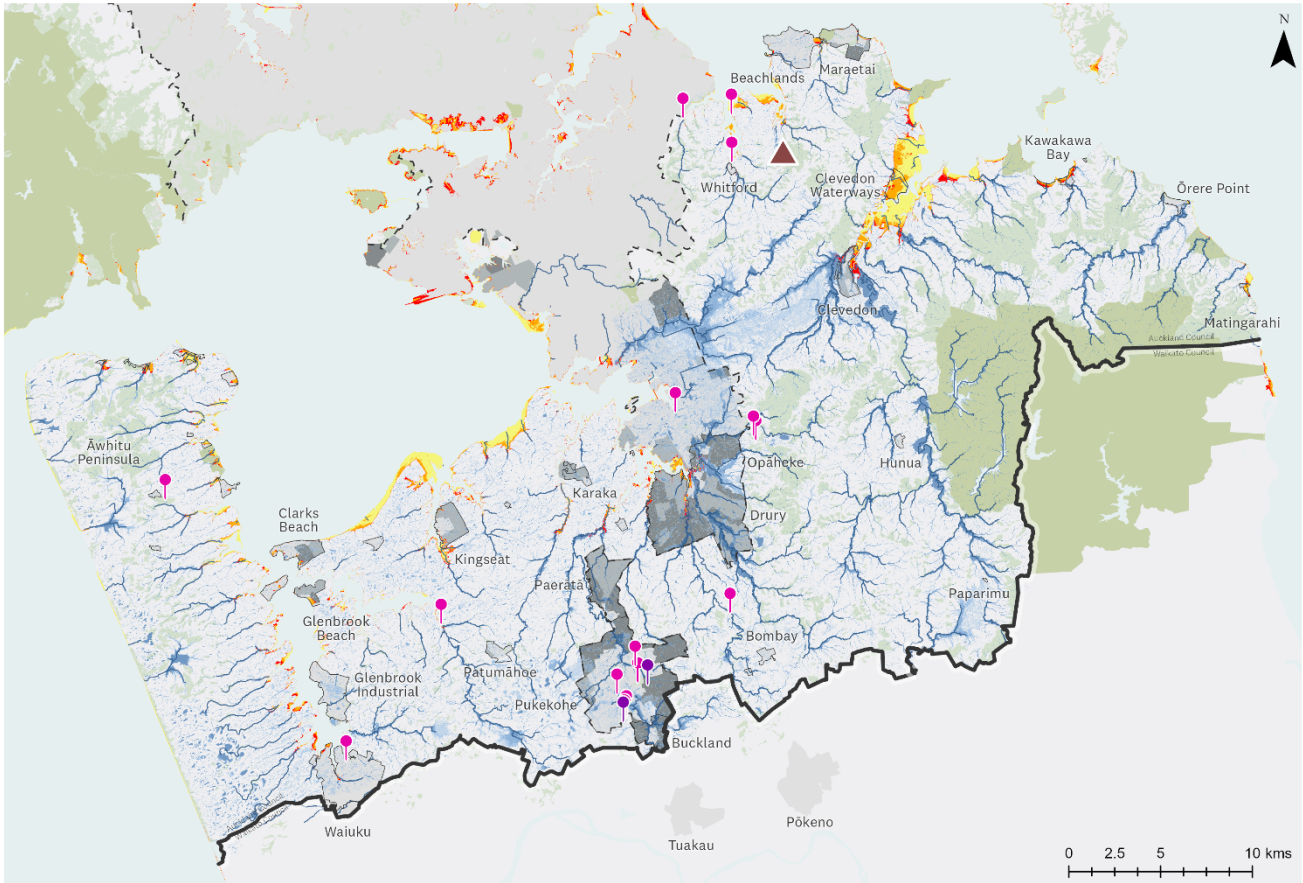
Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
		<p>Clevedon Community Hall in poor condition (renewal project underway).</p>			
<p><b>Beachlands Maraetai Whitford</b></p>	<p>Some enabled development capacity. Reasonable amount of new dwelling consent activity, in line with anticipated growth.</p>	<p>Lack of ability to connect to centralised service hubs. A deficit of community facilities in growing areas. High density residential development and large greenfield development in Drury, Clevedon and Beachlands has put significant pressure on the infrastructure network.</p> <p>Local board aspiration to restructure services to create a community hub in Beachlands, housing arts and library services.</p> <p>Growing populations at Beachlands and Whitford are reliant on rainwater supply and are vulnerable to drought.</p>	<p>Minimal floodplain, low to moderate risk associated with overland flow paths. Existing development exposed to erosion. Low-moderate impacts from coastal inundation.</p>	<p>Settlements are mainly serviced by the Whitford-Maraetai Road corridor. There are significant transport challenges. Options to improving ferry servicing are being investigated but further growth would require significant road upgrades.</p> <p>This area has wastewater servicing, future upgrades beyond the planned 10-year investment may be required. There is no water supply servicing and no plans for network expansion.</p>	<p>Pockets of Māori freehold land. Statutory acknowledgement of Tūranga Creek</p>

Settlement	Rural form and growth	Resilient rural areas and communities	Restoring and enhancing the natural environment and soils (see Figure A.1 for map of natural hazards)	Efficient and equitable infrastructure (see Figure A.1 for map of natural hazards)	Māori outcomes
		Numerous plan changes have either become operative or are proposed.			
Bombay, Hunua & Paparimu	Some enabled development capacity.	Lack of ability to connect to centralised service hubs. A deficit of community facilities in growing areas. High density residential development and large greenfield development in Drury, Clevedon and Beachlands has put significant pressure on the infrastructure network.	Minimal flooding, moderate risk associated with overland flow paths.	Isolated settlements with limited access (although Bombay has good access to SH1), the corridors serving these settlements have significant transport challenges.  Bombay has limited water supply and wastewater servicing. Hunua and Paparimu are not serviced. There is planned investment as per the 2024 Long-term Plan (Bombay water treatment plant land purchase and upgrade).	Statutory acknowledgements of local streams and their tributaries. Some parks included in the Te Kete Rukuruku project.
Drury	Refer to the Drury Structure Plan for details and the Future Development Strategy 2023-2053 for timing and sequencing				

# Hazards map

Figure D.1 shows mapped hazards within the southern rural area at a high level. This includes both natural hazards, such as coastal inundation, overland flows paths and flooding, as well as other constraints, such as the location of closed landfills.

**Map of hazards**



**LEGEND**

- |   |  |   |   |
|---|--|---|---|
| <ul style="list-style-type: none"> <li>— Auckland Council boundary</li> <li>- - Rural Urban Boundary (RUB)</li> <li>□ Towns &amp; settlements (within study area)</li> <li>■ Regional park</li> </ul> | <ul style="list-style-type: none"> <li>■ Ecosystems - Terrestrial (Current Extent)</li> <li>■ Future Urban Zone</li> <li>■ Live-zoned future urban areas</li> <li>■ Existing urban areas</li> <li>■ Land</li> <li>■ Water</li> </ul> | <ul style="list-style-type: none"> <li>● Contaminated Land</li> <li>● Closed Landfill (All Others)</li> <li>● Closed Landfill (Auckland Council)</li> <li>▲ Landfill (Operational)</li> </ul> | <ul style="list-style-type: none"> <li>— Overland Flow Paths (Catchment area 100ha or above)</li> </ul> <p><b>Flood Depth (Unit: m)</b></p> <ul style="list-style-type: none"> <li>■ ≤ 0.05</li> <li>■ ≤ 0.15</li> <li>■ ≤ 0.30</li> <li>■ ≤ 0.50</li> <li>■ ≤ 1.20</li> <li>■ &gt; 2.00</li> </ul> |
|   |  | <ul style="list-style-type: none"> <li>■ Coastal Inundation</li> <li>■ 1% AEP</li> <li>■ 1% AEP plus 1m sea level rise</li> <li>■ 1% AEP plus 2m sea level rise</li> </ul>                    |   |

**Figure D.1 Map of hazards in the southern rural area**

## Appendix E: Existing Rural Settlement Network

The rural settlement network assessment helps to identify the network and hierarchy of the rural settlements and to understand how these settlements rely on and relate to each other. In general, the smaller a settlement is the less services it offers for residents' daily living. Therefore, these residents often rely on service provision at the closest larger settlement.

The assessment is based on the ease of access for rural residents to essential daily and emergency services. Due to the, often, long distances between rural settlements, combined with limited or no public transport services, it is of key importance that essential services are available for everyone with minimum need for private vehicle travel. Adequate access to essential daily and emergency services contributes to reduced carbon emissions, reduced inequality and improved health and wellbeing, and strengthens the resilience of rural communities.

The establishment of a settlement network and hierarchy helps to direct new development to the most sustainable settlements, that is, those locations that are well-supported with existing services and facilities, while ensuring that smaller settlements either have adequate essential services or are located close to those which have.

The methodology of this assessment follows the methodology set out in the Future Mobility for Rural Communities by WSP (WSP, 2021) and on subsequent work based on the same methodology for the Highlands and Islands that was adopted as Scottish Government policy in 2022 (Wright and Triebel, 2022).

The definition of key services relied on these two examples and other relevant literature, that defined the following seven services as being essential to daily living:

- doctors' surgery
- chemist
- primary school
- convenience store/superette
- post office
- community hall
- fire station

An evaluation based on scores was carried out in this assessment, where each 'key service' scored 2 points. From this, a percentage was calculated to reflect the level of service provision for each settlement. This assessment did not include 'secondary services' that are used in other studies to refine the scoring, such as libraries, playgrounds, childcare, places of worship, restaurants, pubs and cafes.

**Table E.1: Essential daily services provision in the southern rural settlements**

Settlement	Score	Doctor's surgery	Chemist	Primary school	Grocery store	Postal services	Community hall	Fire station
Āwhitu	28%							
Waiuku	100%							
Glenbrook	35%							
Glenbrook Beach	0%							
Clarks Beach	28%							
Waiau Pā	57%							
Kingseat	14%							
Patumāhoe	71%							
Karaka	35%							volunteer
Pukekohe	100%							
Bombay	14%							

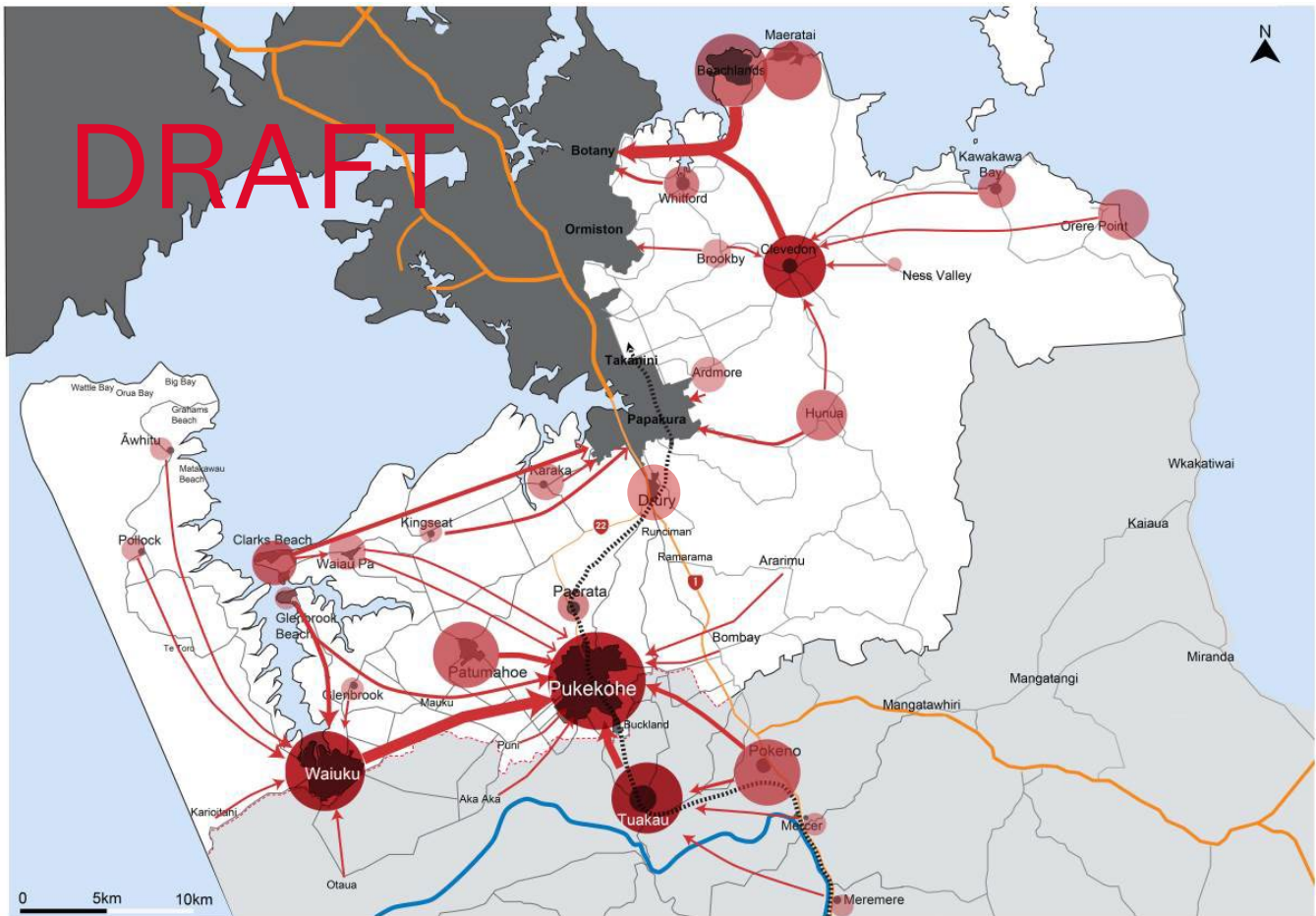
Settlement	Score	Doctor's surgery	Chemist	Primary school	Grocery store	Postal services	Community hall	Fire station
Hunua	57%							
Ardmore	28%							
Clevedon	100%							
Ness Valley	0%							
Brookby	14%							
Whitford	43%							
Beachlands	100%							
Maraetai	71%							
Kawakawa Bay	43%							
Ōrere Point	57%							
Tuakau*	100%							
Pokeno*	85%							
Mercer*	0%							
Meremere*	35%							

\* Settlement outside of the Auckland Region boundary but part of the network

The data was transferred to a conceptual map (Figure E.1) where the size of the population of each settlement correlates to the size of the circle, and the colour depth of the circle correlates to the number of essential services available in the settlement (i.e., the darker the colour the more essential services are available). The thickness of the arrows represents the estimated number of people likely to travel to another settlement to access these services.

The logic behind this network is that people travel the minimum necessary distance to access these daily essential services, and therefore travel to the closest settlement that offers them. The key travel destinations for rural communities were confirmed by community groups during the interest group engagement. It is important to note that many of these trips are often combined with other non-essential destinations, due to convenience and if time is not of the essence. People may choose to travel to a larger, more distant settlement for these multi-purpose trips if time is not a key determining factor. It is also important to note that these trips do not reflect people's commute to work. In the case of emergency services, the distance, and therefore the time it takes to get there, is of key importance.

**Map E.1: Settlement network and hierarchy**



As can be seen on Map E.1 the key service towns in the rural south of Auckland are Pukekohe, Waiuku, Beachlands and Clevedon, all of which service a large surrounding catchment. Beachlands is also a service town, but its catchment is, and will remain, significantly smaller due to its geographical position. Papakura and Botany both play a key service role not only as urban centres but also for the surrounding rural areas, and Pukekohe services a number of other settlements that are outside the regional boundary in North Waikato.

In an urban context, where distances are smaller and people have a choice of transport modes for travel, centralizing services is a logical and desirable intension. However, in the rural context there is a risk that further centralisation of services to larger rural towns can increase people’s need to travel longer and more frequently, that applies especially to residents of the smaller settlements (Royal Town Planning Institute, 2022).

This assessment is only one source of information to help identify the council’s preferred options for the distribution of development and the range of growth for each of the towns and villages in the rural south. Other relevant information that was considered is contained in Appendices B, C, and F.

## Appendix F: Anticipated growth and development capacity by settlement

Table F.1 Anticipated growth by settlement in the southern rural area

Subdivision	Settlement	Anticipated population (AGS23v1.1)			Anticipated households (AGS23v1.1)			Anticipated employment (AGS23v1.1)		
		2018	2022	2052	2018	2022	2052	2022	2027	2052
Waiuku	Āwhitu Peninsula	3,000	3,200	2,900	1,200	1,200	1,300	500	500	500
	Glenbrook Beach	3,900	4,500	5,800	1,300	1,500	2,200	1,900	1,900	1,900
	Waiuku	10,000	10,200	10,600	3,800	3,900	4,500	3,800	3,900	3,600
Pukekohe	Buckland	700	700	1,700	200	200	600	300	400	1,200
	Clarks Beach & Waiau Pā	2,200	2,300	2,300	800	900	1,000	300	300	300
	Karaka North	1,100	1,100	3,600	300	400	1,200	300	400	500
	Kingseat	600	600	3,100	200	200	1,100	200	200	700
	Paerātā	700	1,100	14,100	200	400	5,100	600	700	1,400
	Patumāhoe	2,000	2,200	2,100	700	800	800	500	500	500
	Pukekohe	24,000	26,000	36,500	8,700	9,400	13,800	11,400	11,700	12,200
Te Hihi	900	900	1,300	300	300	500	400	400	400	
Wairoa	Beachlands	6,500	7,600	9,000	2,200	2,600	3,400	1,600	1,600	1,500
	Bombay, Hunua & Paparimu	5,500	5,900	5,300	1,900	2,000	2,000	1,800	1,800	1,700
	Clevedon, Clevedon Waterways, Kawakawa Bay, Matingarahi, Ōrere	4,200	4,300	4,700	1,600	1,700	2,100	1,300	1,400	1,500
	Maraetai	2,400	2,500	2,600	900	900	1,100	400	500	400
	Whitford	1,700	1,900	1,800	500	600	600	700	700	700
Parts of settlement within Papakura Local Board and Pukekohe and Wairoa Subdivisions of Franklin Local Board.	Drury	3,800	5,000	62,400	1,300	1,800	24,600	2,600	3,100	15,100

**Table F.2 Plan-enabled development capacity and future urban anticipated dwelling capacity, by settlement**

Subdivision	Settlement	Plan-enabled development capacity (rounded to nearest 10)	Future Urban anticipated dwelling capacity
Waiuku	Āwhitu Peninsula	440	--
	Glenbrook Beach	250	207
	Waiuku	6,800	--
Pukekohe	Buckland	120	1,050
	Clarks Beach & Waiiau Pā	1,160	701
	Karaka North	780	--
	Kingseat	2,920	--
	Paerātā	6,100	1,800
	Patumāhoe	400	--
	Pukekohe	17,730	6,150
	Te Hihi	<10	--
Wairoa	Beachlands	1,140	--
	Bombay, Hunua & Paparimu	50	--
	Clevedon	910	--
	Clevedon Waterways, Kawakawa Bay, Matingarahi, Orere Point	310	--
	Maraetai	620	217
	Whitford	100	--
Parts of settlement within Papakura Local Board and Pukekohe and Wairoa Subdivisions of Franklin Local Board.	Drury	15,240	8,500

## Appendix G: Rural settlements' profiles

DRAFT

# THE SOUTHERN RURAL AREA

## at a glance

The southern rural area is a unique and valuable part of Tāmaki Makaurau. Along with its urban settlements and extensive areas of rural land, the rural south includes the coastline of both the Manukau Harbour in the west and Firth of Thames in the east. There are three distinct geographic areas based on historical subdivision patterns each with its own history, characteristics, challenges and opportunities.

The Southern Rural Area

In 2023,  
there were:

**85,383** people  
**32,700** dwellings  
**12,855** businesses  
**28,600** jobs

### Early engagement

#### Transport:

- Current state of roads
- Increasing traffic
- Lack of public transport
- Insufficient parking around train stations

#### Housing and town / village character:

- Residential development occurring without employment
- Design of many new developments not suitable for rural living
- Disappearing rural village typologies

#### Natural hazards:

- Development should not happen in flooding areas

### Growth and capacity

Anticipated population of **174,600** in 2052, **86,900** more people (**↑99%**) than in 2022.

**36,000** more households by 2052 to a total of **67,500**, **↑116%** on 2022.

**47,300** projected jobs by 2052, **↑54%** on 2022.

**73,709** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).



# ĀWHITU PENINSULA

## at a glance

The Āwhitu Peninsula is bordered by the Manukau Harbour and Tasman sea. It has historic significance for both Iwi and European communities. There are many rural settlements located along the coastline of the peninsula which are reliant on other settlements, such as Waiuku or Pukekohe, for daily services.



Āwhitu Peninsula

**In 2023,  
there were:**

**1,635 people**  
**1,086 dwellings**  
**429 businesses<sup>1</sup>**  
**350 jobs<sup>1</sup>**



## Infrastructure

The settlements located on the Āwhitu Peninsula are mainly serviced by one key arterial, the Āwhitu Road corridor. The area is not serviced by Auckland Council's water supply and wastewater infrastructure and there are no current plans for network extension. Tāhuna and Reretewhioi marae are located at the southern end, near Waiuku.

## Growth and capacity

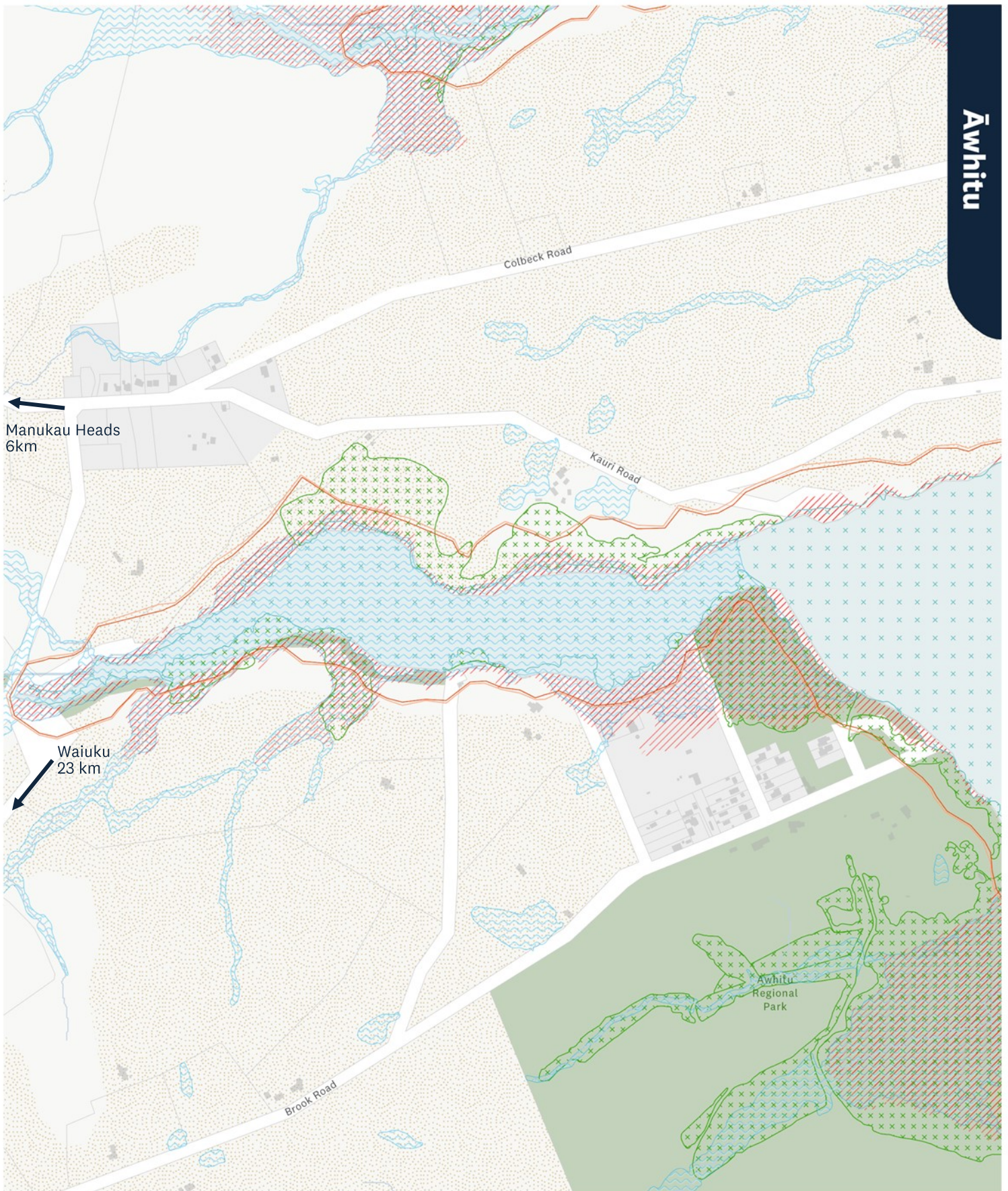
Anticipated population of **2,900** in 2052, **300** less people (**↓10%**) than in 2022.

**100** more households by 2052 to a total **1,300**, **↑2%** on 2022.

**500** projected jobs by 2052, **↓2%** on 2022.

**444** total dwelling capacity (Net Plan-enabled Redevelopment).

1. Business Demography is at SA2 level and may include areas beyond the towns and settlements. Glenbrook Beach numbers also encompass Glenbrook Industrial.



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Water

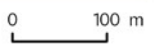
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

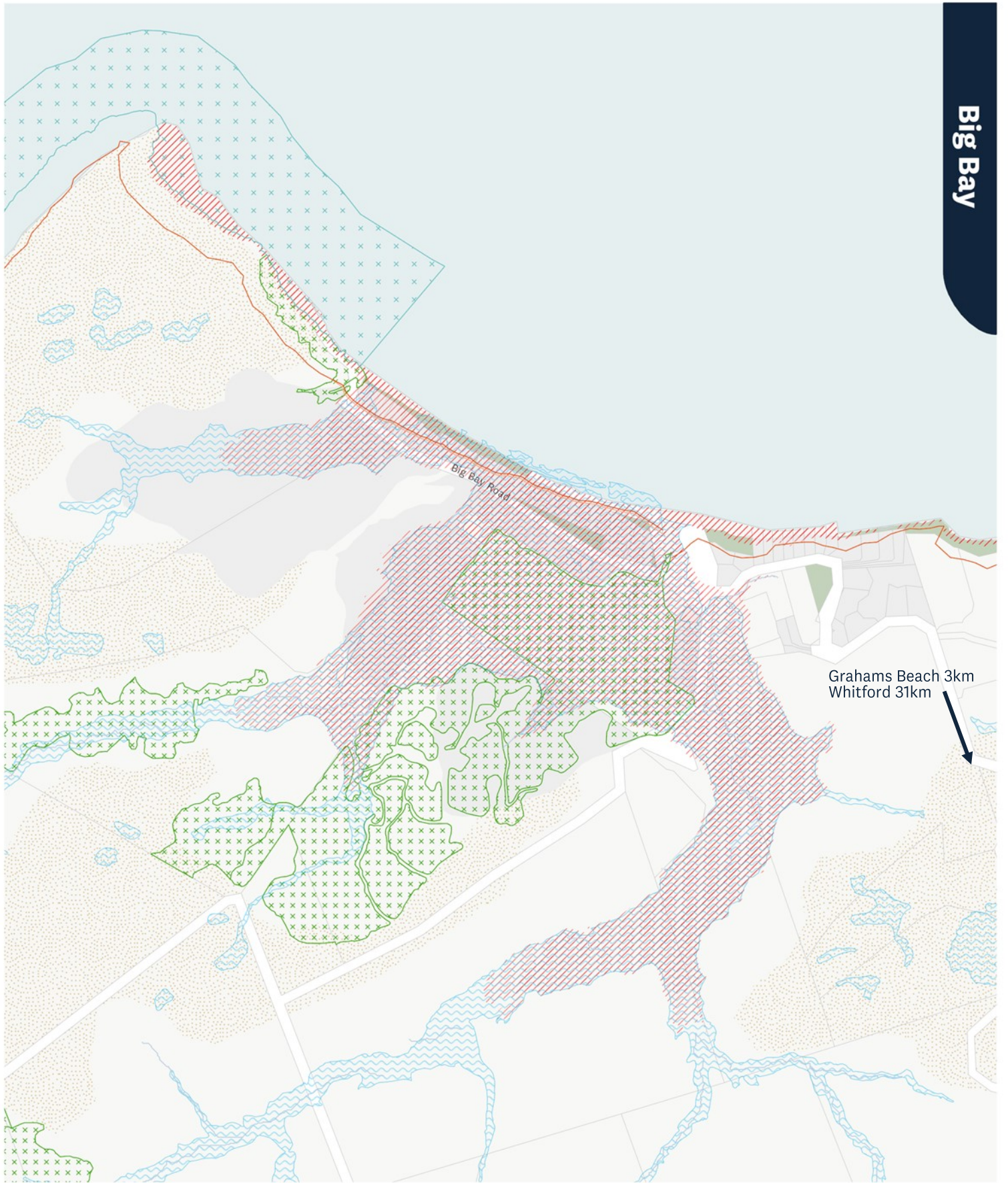
**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]
- Marine 2 [rcp]





**LEGEND**

- Auckland Council boundary
- Property Parcel

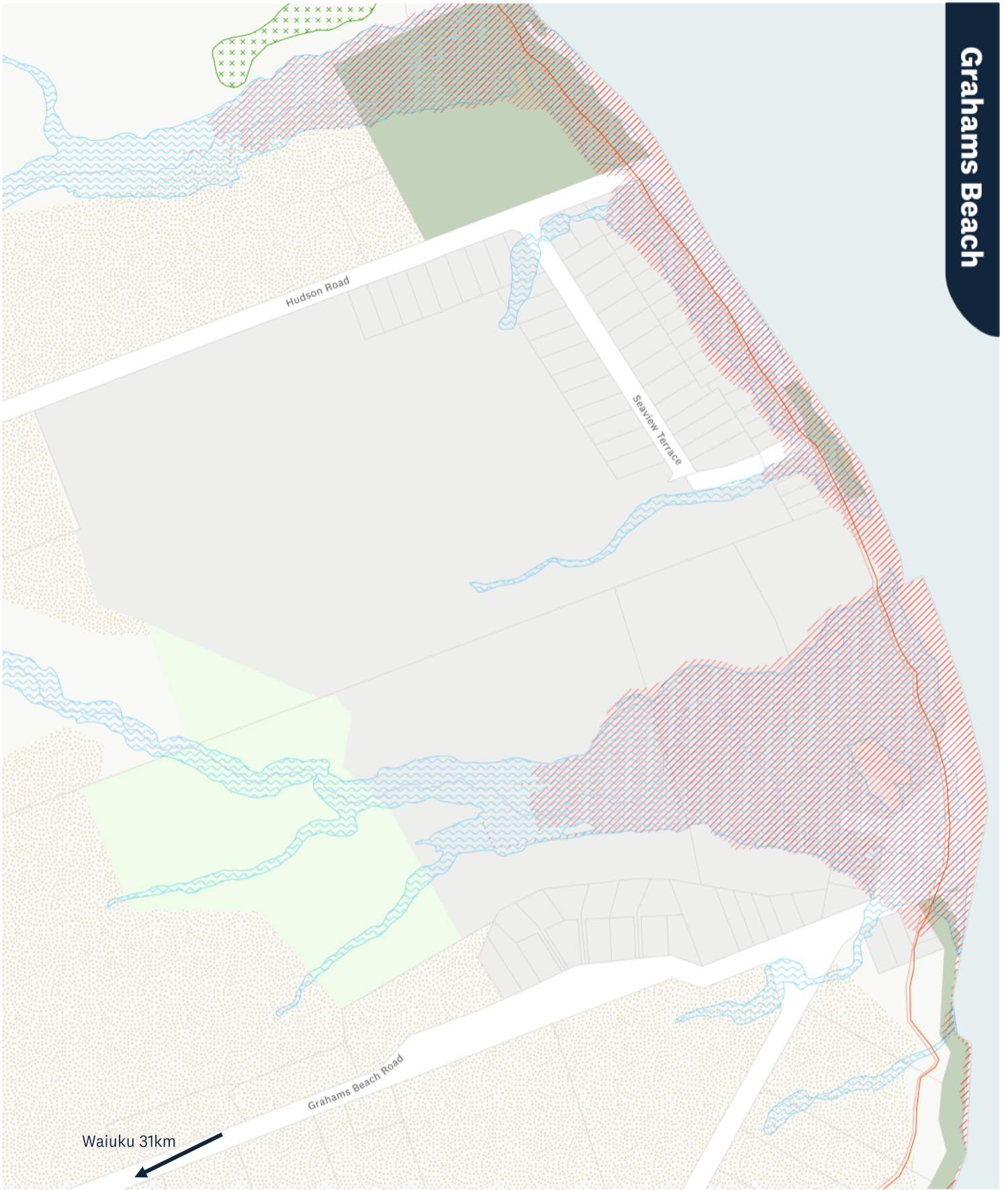
- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)

- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 2 [rcp]





**LEGEND**

- Auckland Council boundary
- Property Parcel

- Land use**
- Residential areas
  - Rural areas
  - Rural - Countryside Living
  - Open Space Zones

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

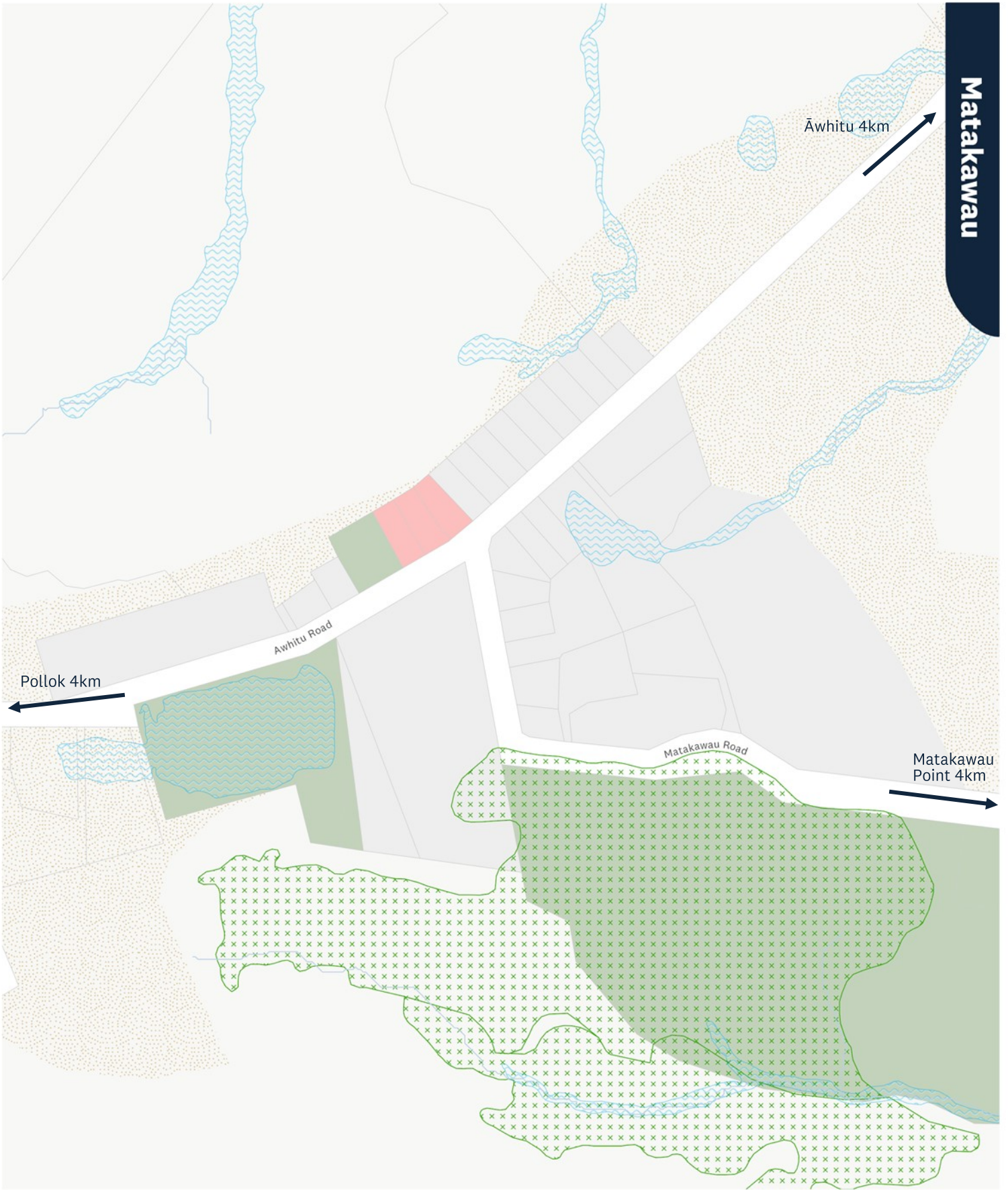
**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]





**LEGEND**

Property Parcel

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres

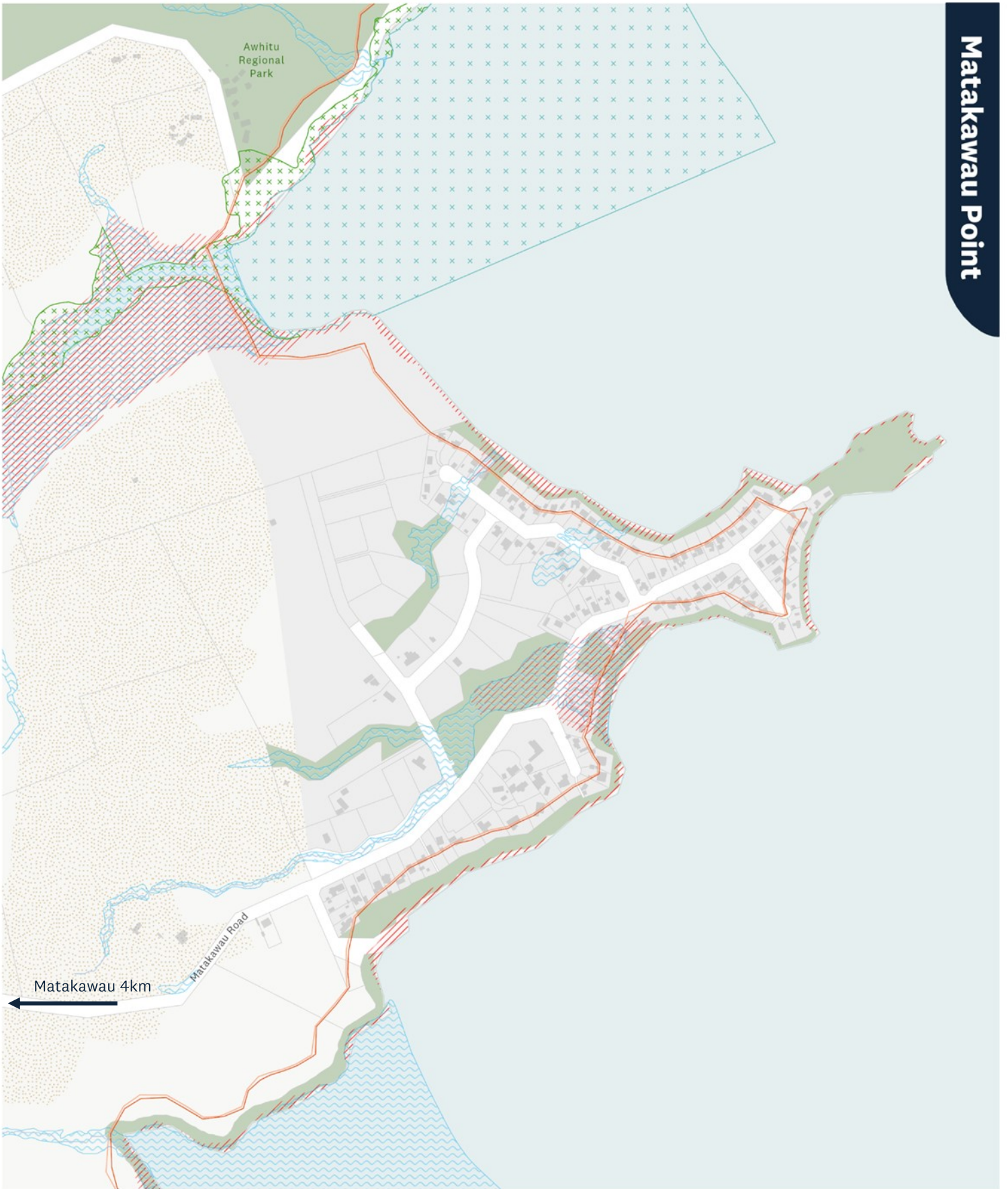
Flood Plains

Land zoned general rural or rural production, and Land Use Capability 1-3.

**Significant Ecological Areas**

Terrestrial [rp/dp]

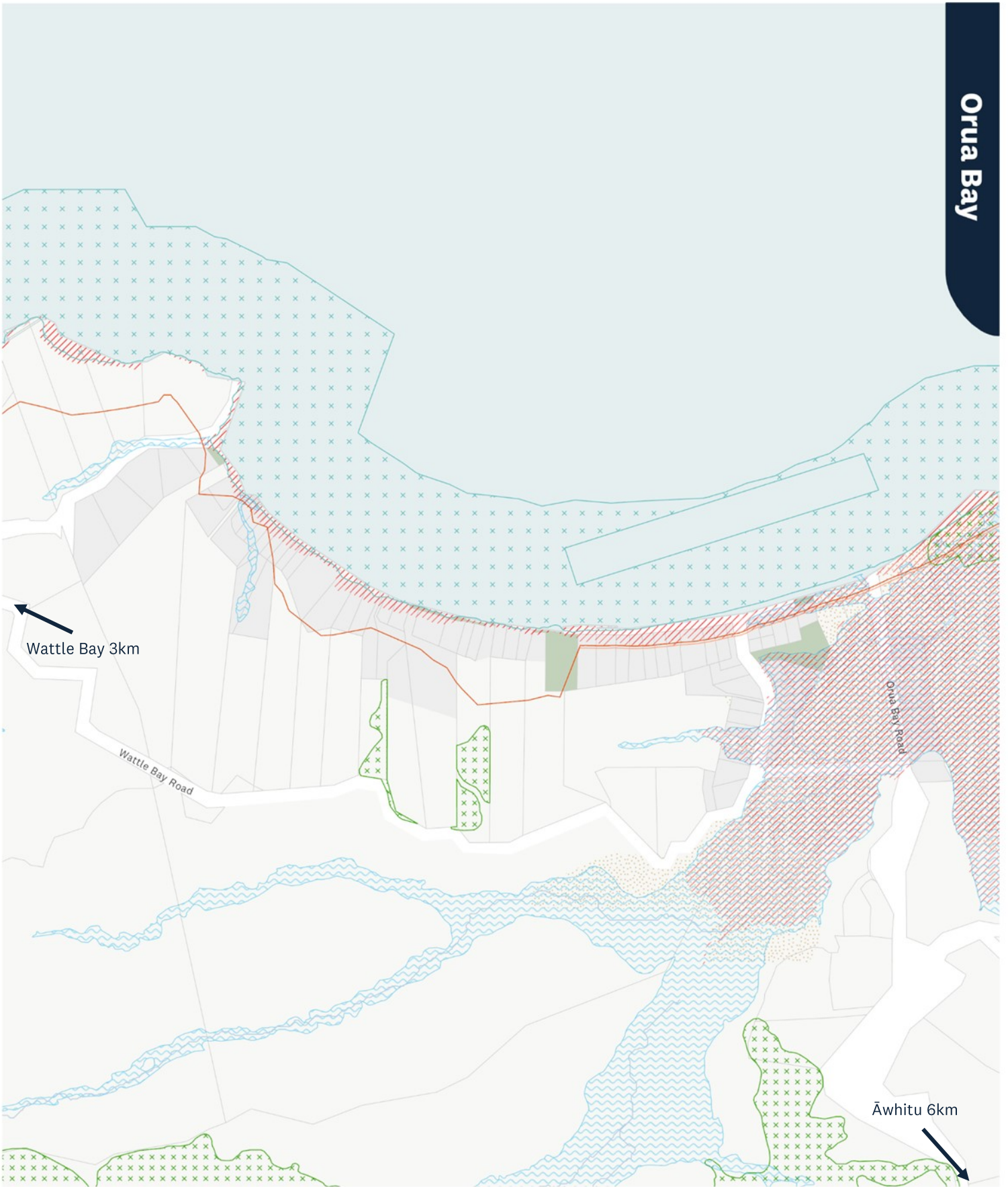
0 100 m



**LEGEND**

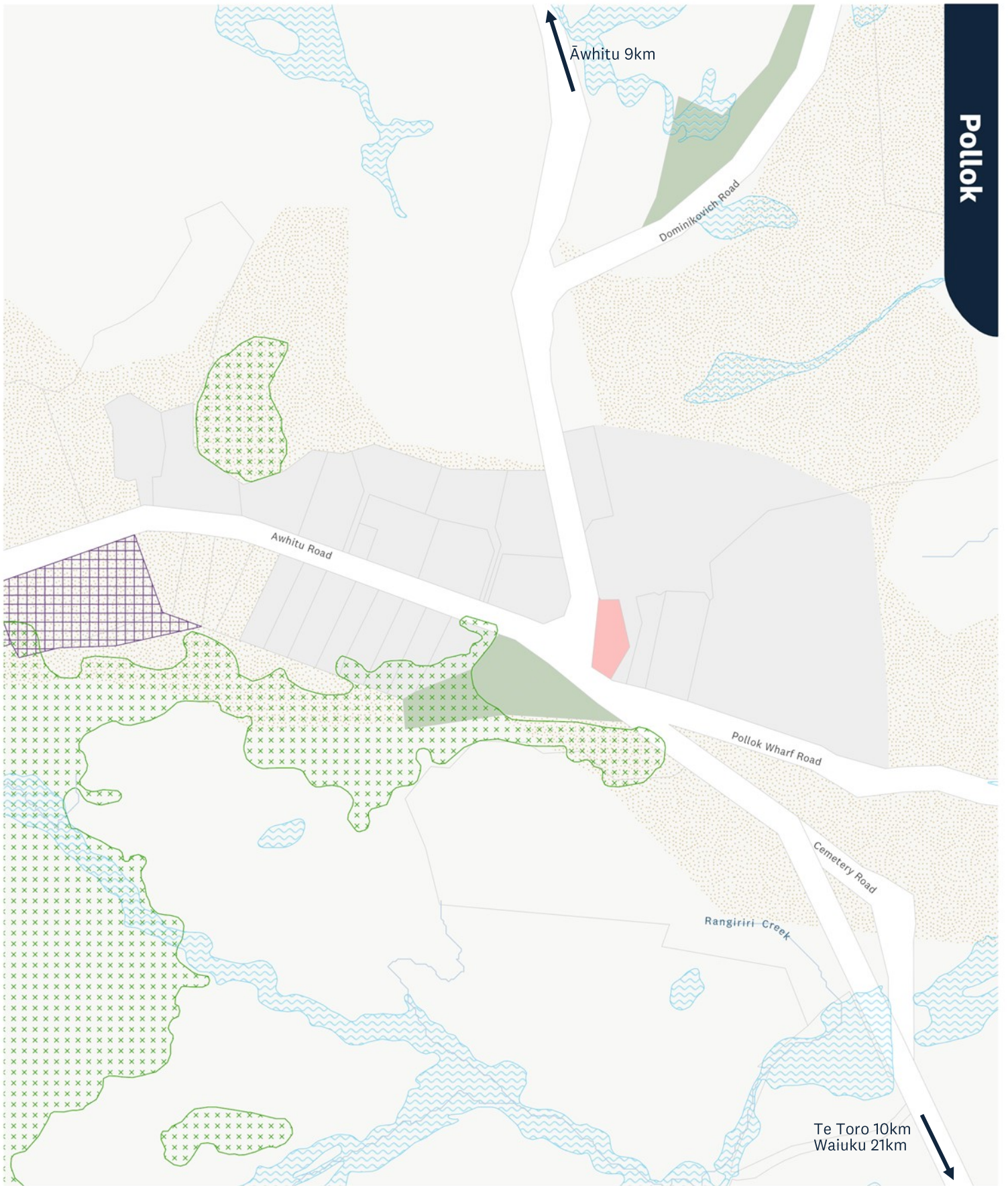
- Property Parcel
- Building Footprints
- Land use**
- Residential areas
- Rural areas
- Open Space Zones
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas**
- Terrestrial [rp/dp]
- Marine 2 [rcp]

0 100 m



**LEGEND**

- Property Parcel
- Land use**
  - Residential areas
  - Rural areas
  - Open Space Zones
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Coastal Instability and Erosion**
  - ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas**
  - x Terrestrial [rp/dp]
  - x Marine 2 [rcp]



**LEGEND**

Property Parcel

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres

Historic Heritage Overlay  
Extent of Place [rcp/dp]

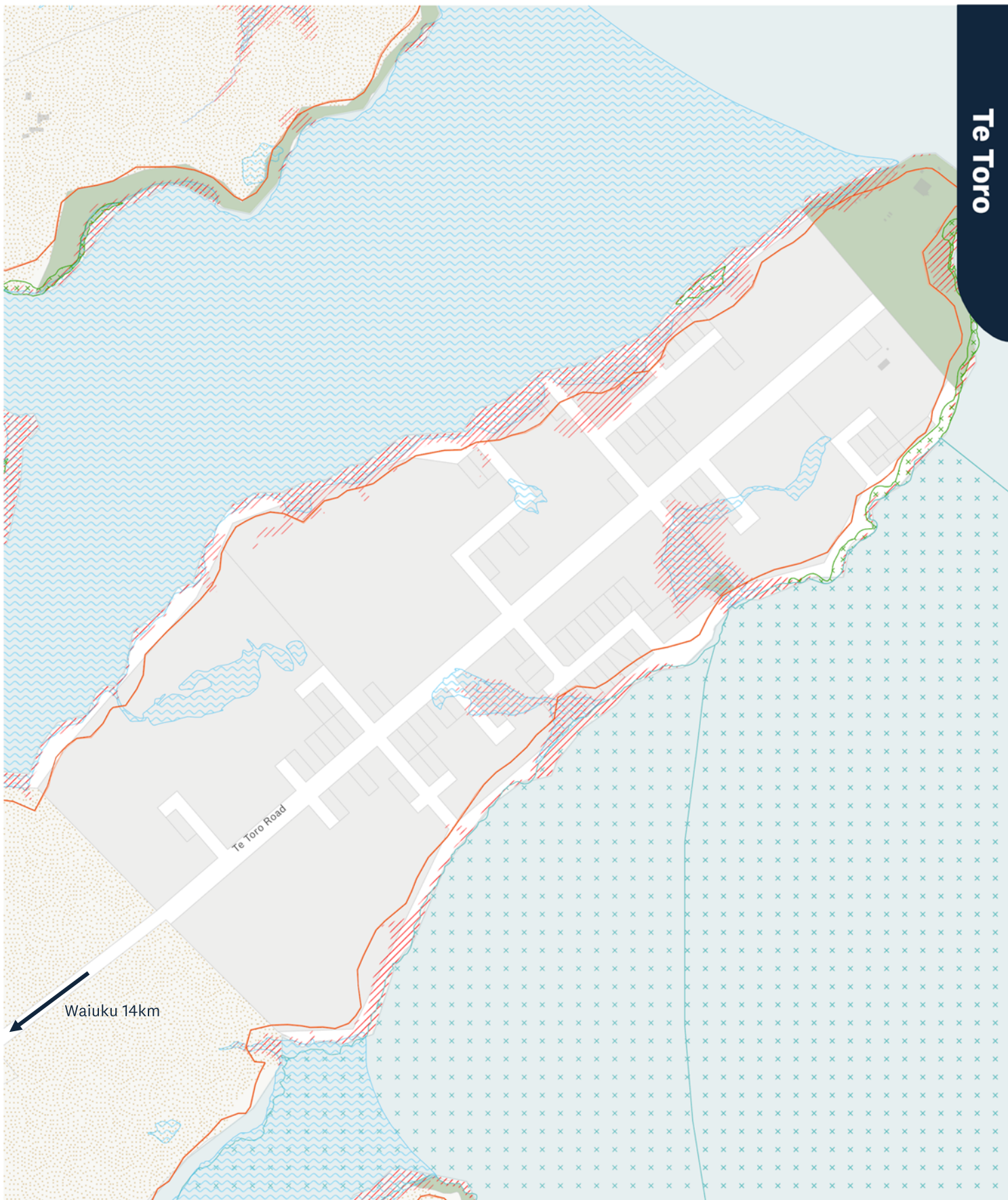
Flood Plains

Land zoned general rural or rural production, and Land Use Capability 1-3.

**Significant Ecological Areas**

Terrestrial [rp/dp]





**LEGEND**

- Property Parcel
- Building Footprints

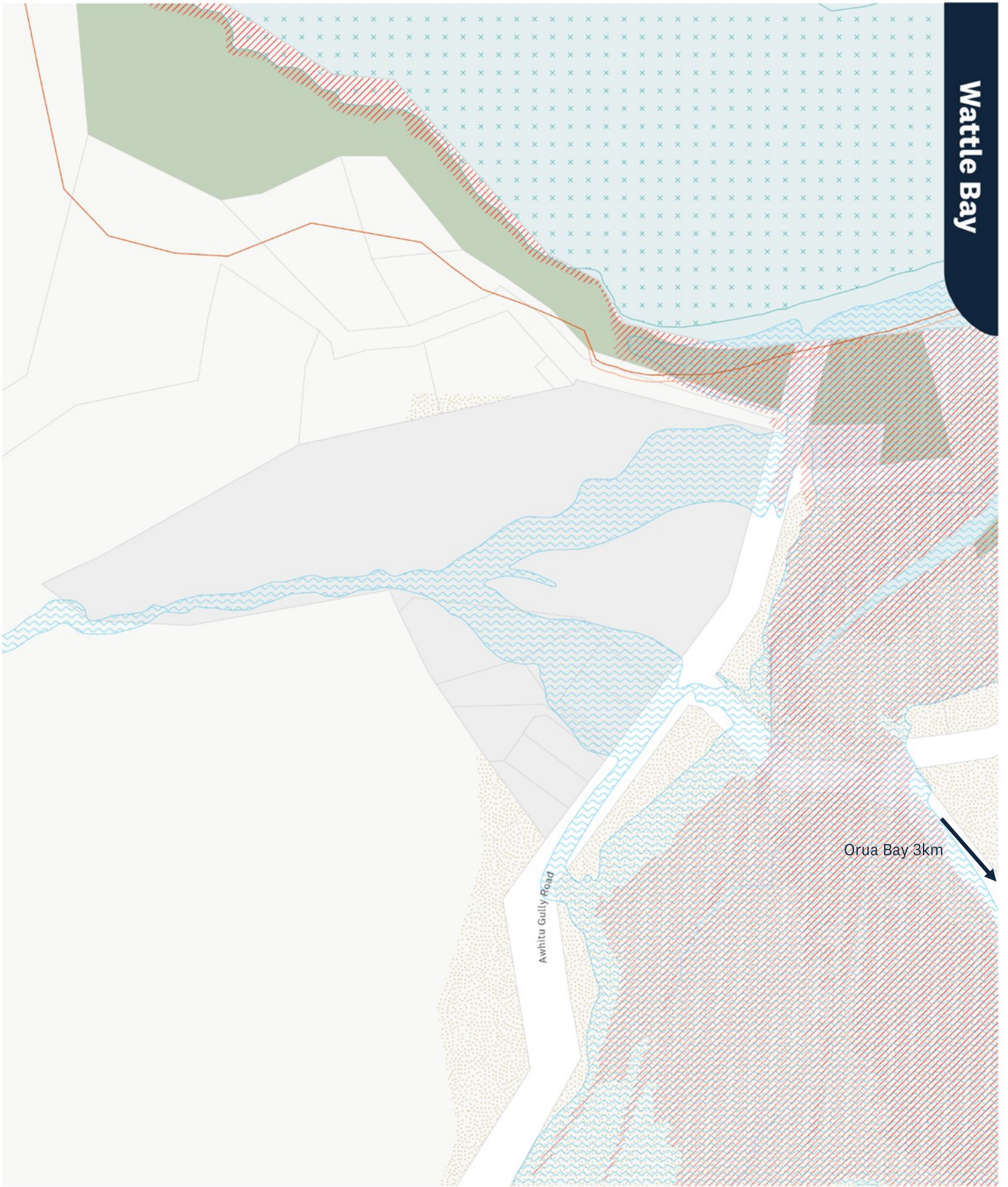
- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)

- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 2 [rcp]





**LEGEND**

Property Parcel

**Land use**

- Residential areas
- Rural areas
- Open Space Zones

Flood Plains

Land zoned general rural or rural production, and Land Use Capability 1-3.

Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

Marine 2 [rcp]

0 100 m

# BEACHLANDS

## at a glance

Beachlands is located along the Pōhutukawa Coast, in close proximity to Maraetai. It has several bays and beaches and is west of the Ōmana Regional Park.



Beachlands

In 2023,  
there were:

**7,803** people  
**2,859** dwellings  
**804** businesses<sup>1</sup>  
**1,210** jobs<sup>1</sup>

### Infrastructure

Beachlands is primarily accessed via the Whitford-Maraetai Road corridor.

Beachlands is not serviced by water supply but has wastewater servicing.

### Growth and capacity

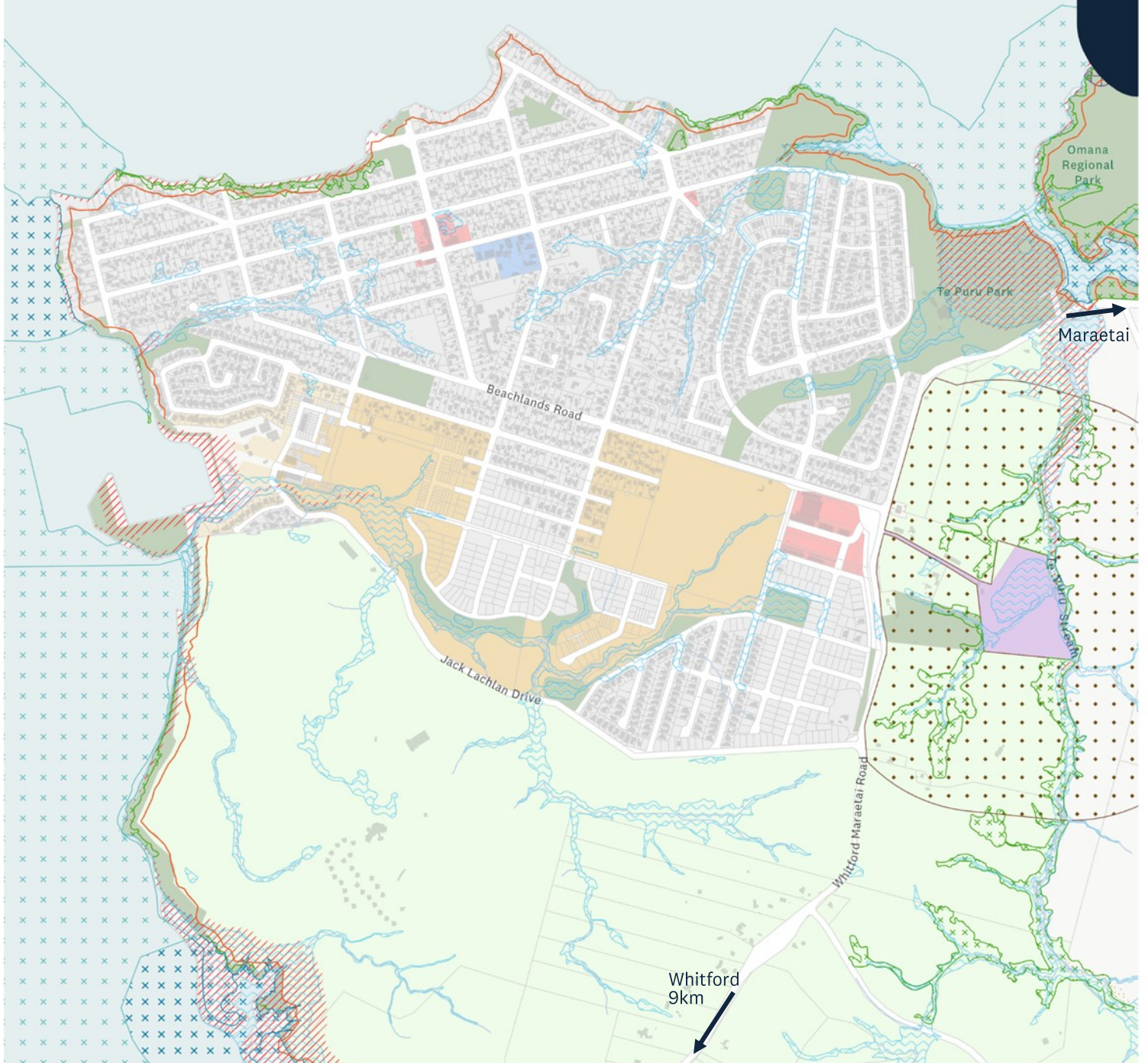
Anticipated population of **9,000** in 2052, **1,400** more people (**↑19%**) than in 2022.

**800** more households by 2052 to a total **3,400**, **↑34%** on 2022.

**1,500** projected jobs by 2052, **↓4%** on 2022.

**1,137** total dwelling capacity (Net Plan-enabled Redevelopment).

<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the town or settlement.



**LEGEND**

- Auckland Council boundary
  - Property Parcel
  - Building Footprints
- Land use**
- Residential areas
  - Rural areas
  - Rural - Countryside Living
  - Open Space Zones
  - Centres
  - Heavy & light Industrial areas
  - Special Purpose areas
  - Water
- Historic Heritage Overlay  
Extent of Place [rcp/dp]
  - Flood Plains
  - Land zoned general rural or rural production, and Land Use Capability 1-3.
  - Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
  - Quarry Buffer Area Overlay
- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
- Plan-enabled Redevelopment Capacity**
- Residential - moderate
  - Residential - moderately high

0 100 m

Whitford 9km

# BOMBAY, HUNUA & PAPANIMU

## at a glance

Bombay, Hunua and Papanimu are small rural settlements with surrounding farmland and countryside living. These areas are dependent on larger settlements such as Pukekohe or the Papanura area for daily services.



Bombay, Hunua & Papanimu

In 2023,  
there were:

**786 people**  
**264 dwellings**  
**1,038 businesses<sup>1</sup>**  
**1,510 jobs<sup>1</sup>**



### Infrastructure

Hunua and Papanimu have limited transport access, Bombay has good access to SH1.

Bombay has limited water supply and wastewater servicing. Hunua and Papanimu are not serviced.

### Growth and capacity

Anticipated population of **5,300** in 2052, **600** less people (**↓10%**) than in 2022.

**2,050** total households by 2052, **↑1%** on 2022.

**1,700** projected jobs by 2052, **↓8%** on 2022.

**49** total dwelling capacity (Net Plan-enabled Redevelopment).

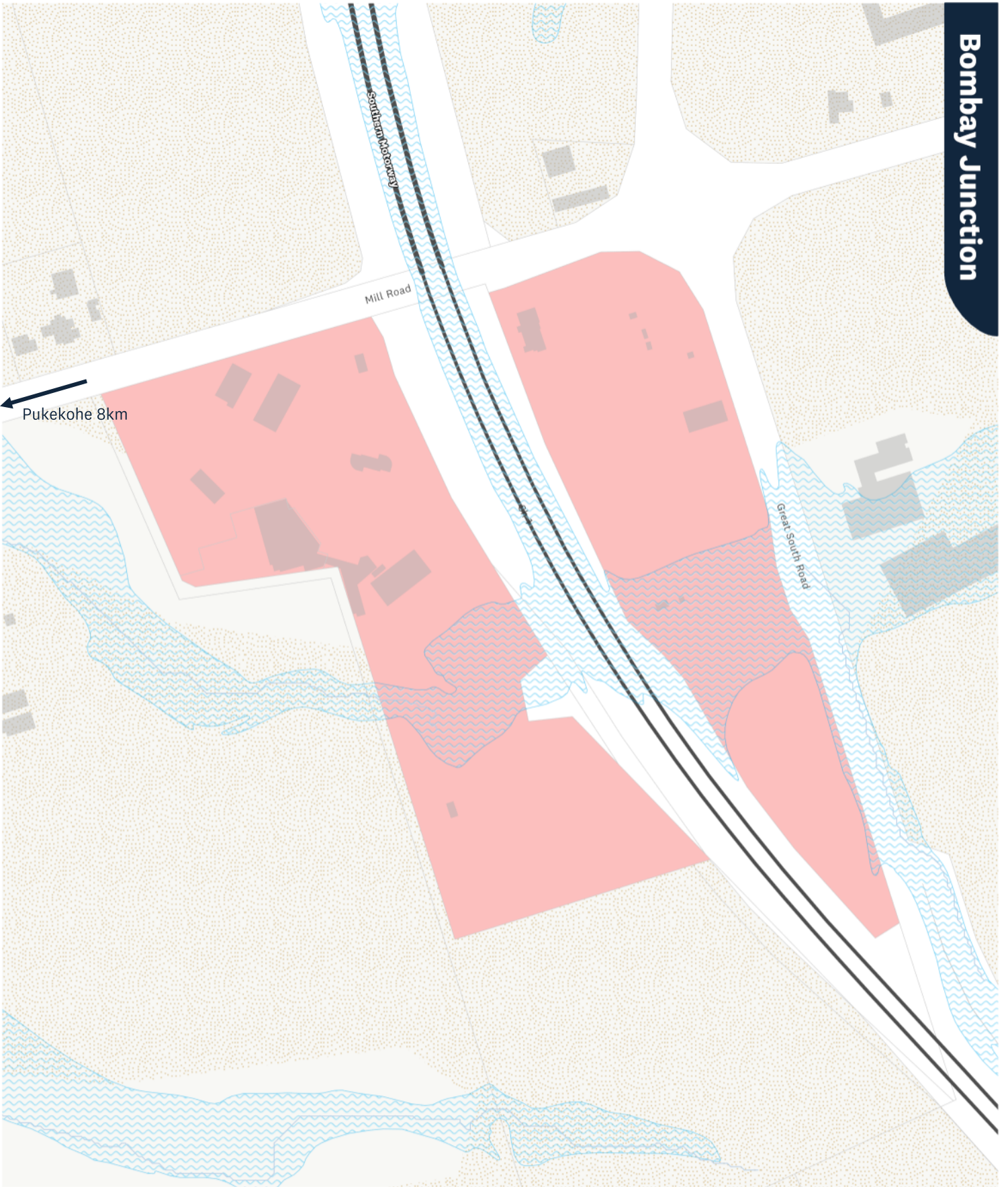


<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns and settlements.



**LEGEND**

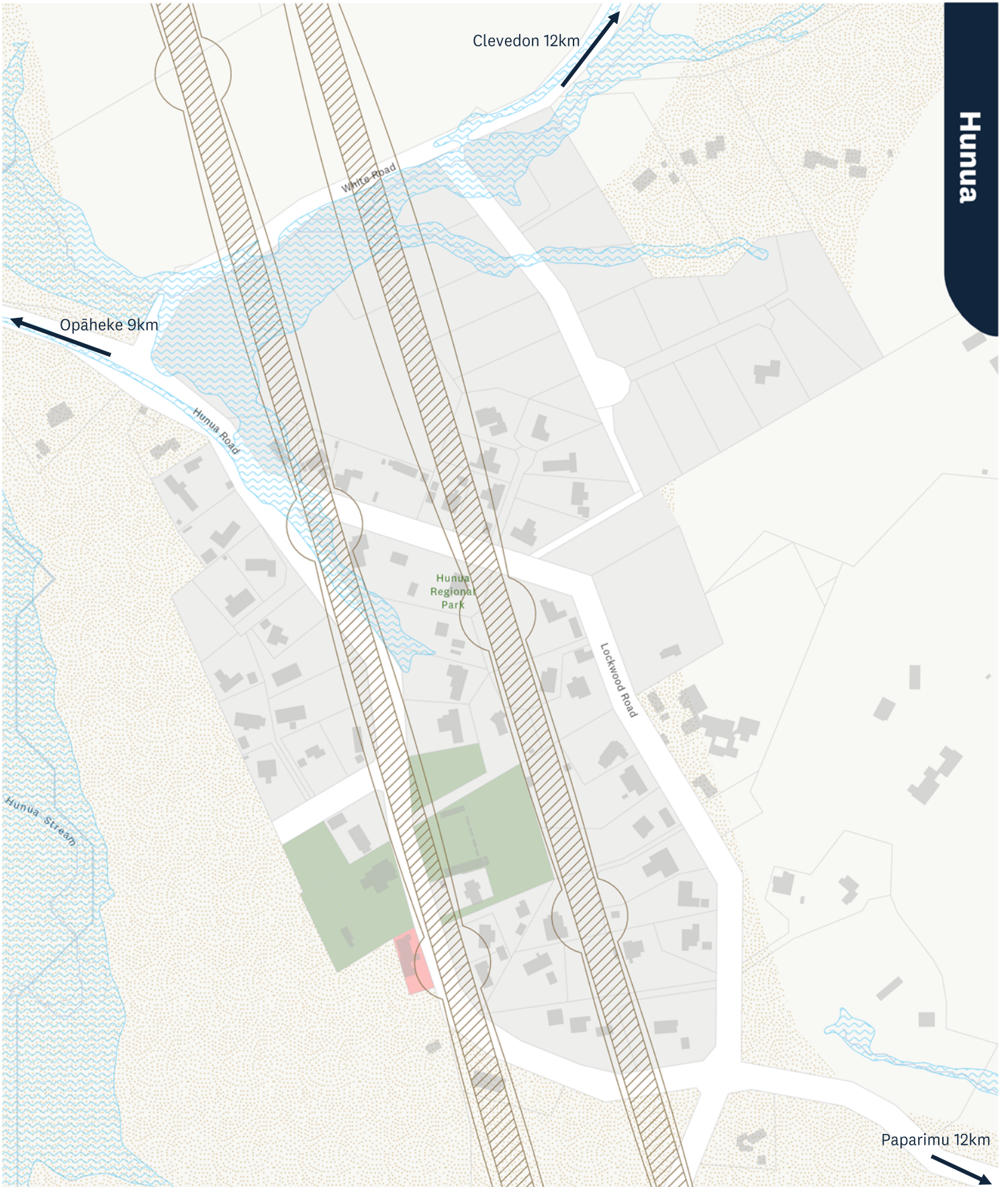
- Auckland Council boundary
- Property Parcel
- Building Footprints
- Land use**
  - Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- National Grid Corridor**
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Uncompromised



**LEGEND**

- Auckland Council boundary
  - Property Parcel
  - Building Footprints
  - Motorway
  - Major Road
- Land use**
- Rural areas
  - Centres
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.

0 100 m



**LEGEND**

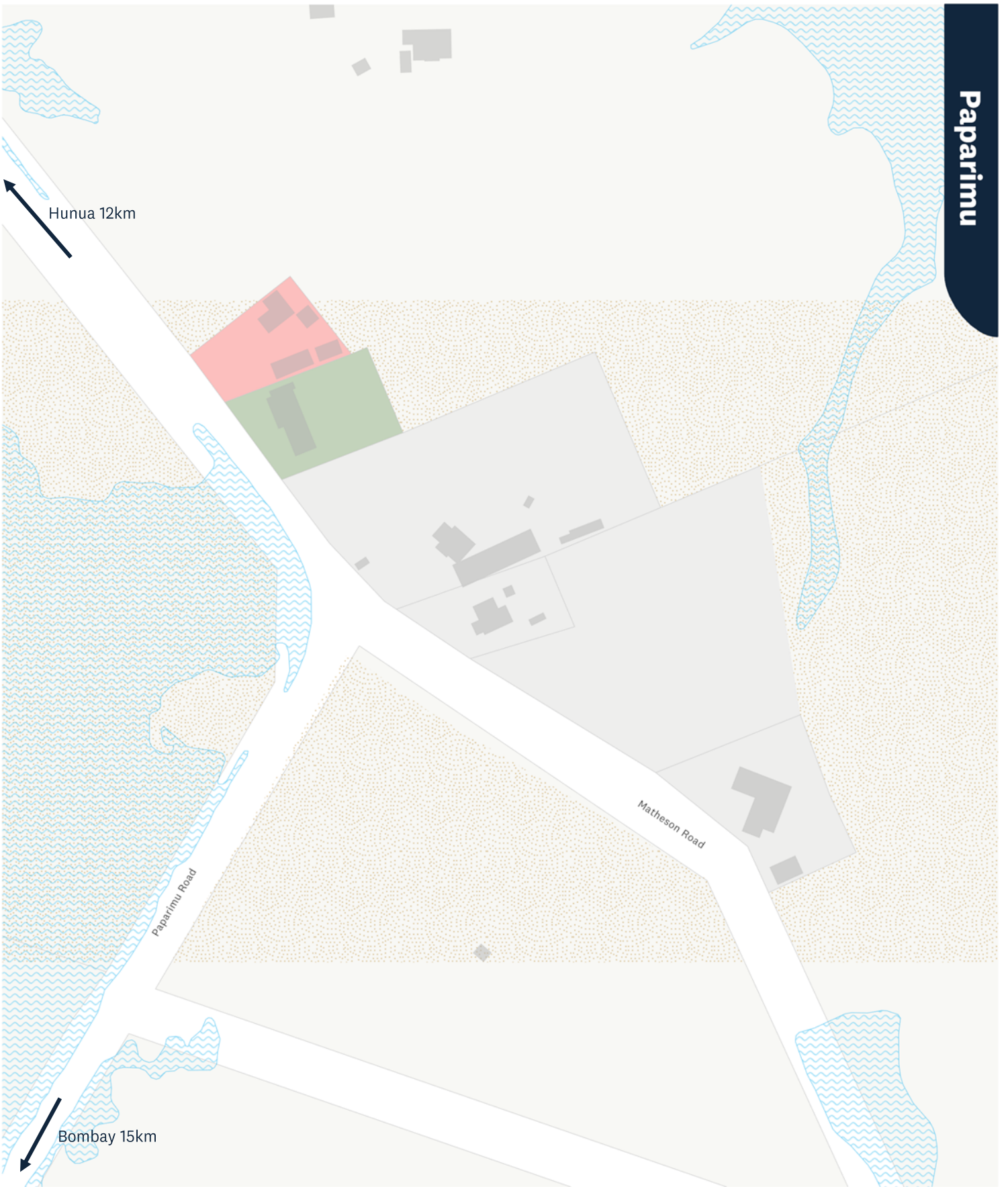
- Auckland Council boundary
- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.

- National Grid Corridor**
- National Grid Subdivision Corridor
  - National Grid Yard Uncompromised





**LEGEND**

- Property Parcel
- Building Footprints

- Land use
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres

Flood Plains

0 100 m

# CLARKS BEACH & WAIAU PĀ

## at a glance

Clarks Beach is a rural coastal town bordering the Manukau harbour and near the mouth of the Waiuku River. Waiau Pā is a small neighbouring settlement. The Glenbrook Steel Mill is located within the area providing employment to the wider area.



In 2023,  
there were:

**1,902 people**  
**795 dwellings**  
**456 businesses<sup>1</sup>**  
**415 jobs<sup>1</sup>**



### Infrastructure

These settlements are mainly serviced by the Hingaia / Linwood Road corridor.

Clarks Beach is serviced by water supply and wastewater infrastructure. Waiau Pā is not serviced by water supply or wastewater infrastructure, there are no plans for network extension.

### Growth and capacity

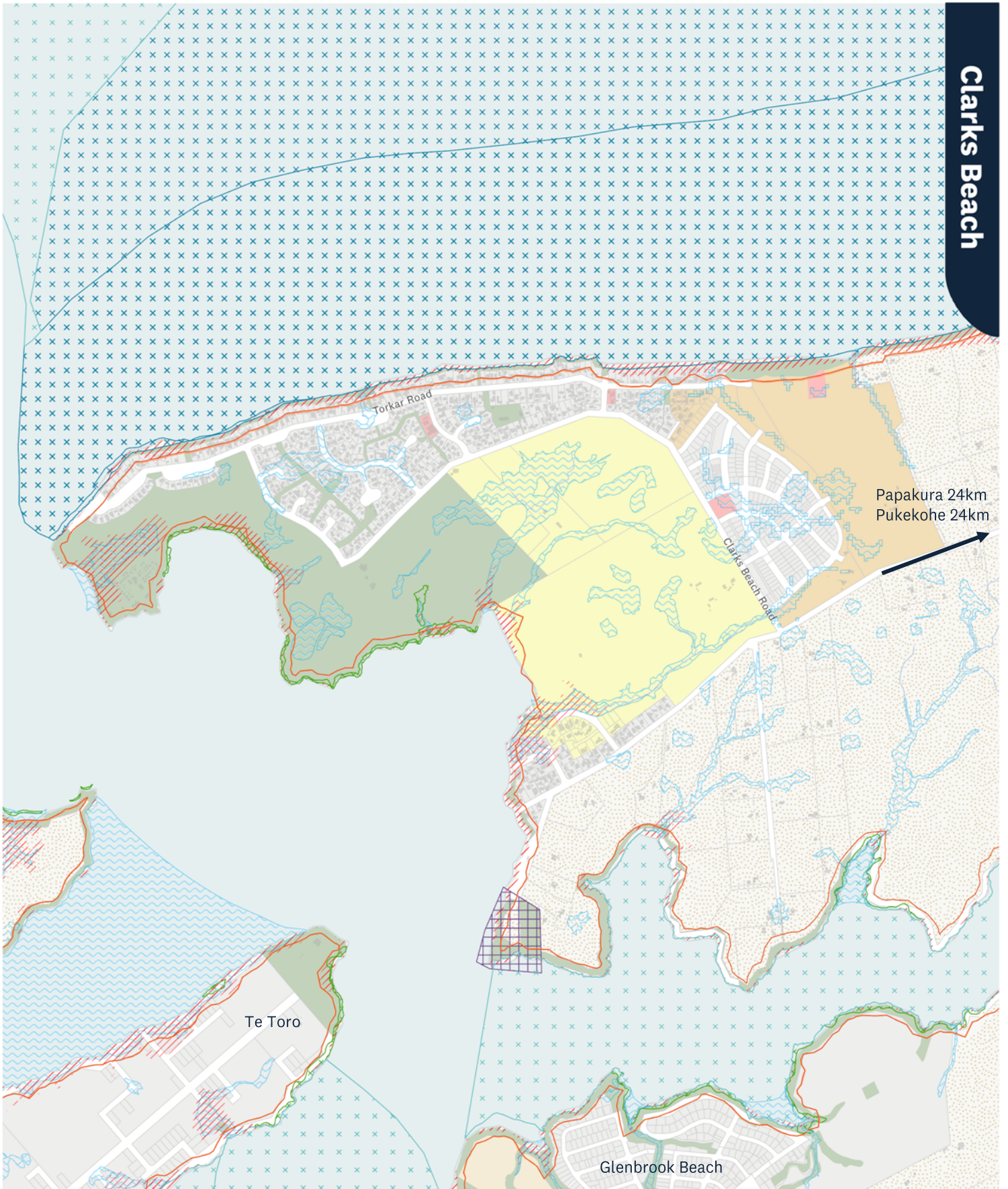
Anticipated population of **2,300** in 2052, **no** more people than in 2022.

**100** more households by 2052 to a total **1,000**, **↑11%** on 2022.

**300** projected jobs by 2052, **↑8%** on 2022.

**1,859** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).

1. Business Demography is at SA2 level and may include areas beyond the towns or settlements.



Papakura 24km  
Pukekohe 24km

Te Toro

Glenbrook Beach

0 100 m

**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
  - Future Urban areas

- Historic Heritage Overlay  
Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or  
rural production, and Land Use  
Capability 1-3.
- Coastal inundation (1% AEP  
incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**

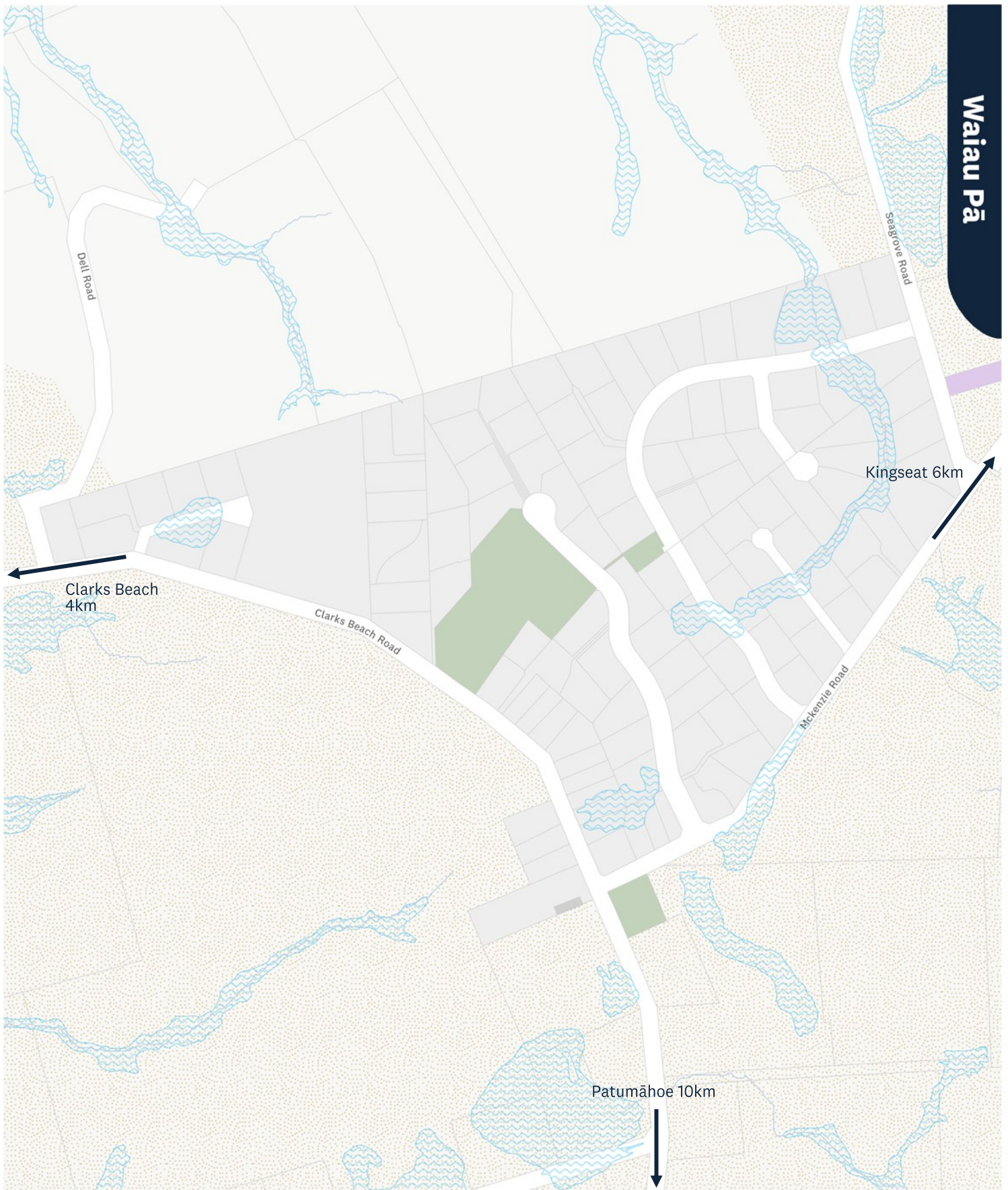
- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]

**Plan-enabled Redevelopment Capacity**



- Residential - moderate
- Residential - moderately high



**LEGEND**

-  Property Parcel
-  Building Footprints

- Land use**
-  Residential areas
  -  Rural areas
  -  Open Space Zones
  -  Special Purpose areas

-  Flood Plains
-  Land zoned general rural or rural production, and Land Use Capability 1-3.

-  Coastal inundation (1% AEP incl. 1m & 2m sea level rise)



# CLEVEDON & SURROUNDS

## at a glance

Previously known as Wairoa South, this area is part of the rohe of Ngāi Tai ki Tāmaki, who settled around the Wairoa River. Clevedon township has developed over time and is now a key service town for the surrounding east coast settlements and a popular destination for visitors. This area features many beaches, as well as the Duder and Waitawa regional parks.



In 2023,  
there were:

**2,139** people  
**1,095** dwellings  
**726** businesses<sup>1</sup>  
**880** jobs<sup>1</sup>



### Infrastructure

This area is mainly serviced by the Papakura- Clevedon Road corridor. Clevedon is serviced by water supply and wastewater infrastructure, surrounding coastal settlements have some council wastewater servicing.

### Growth and capacity

Anticipated population of **4,700** in 2052, **400** more people (**↑9%**) than in 2022.

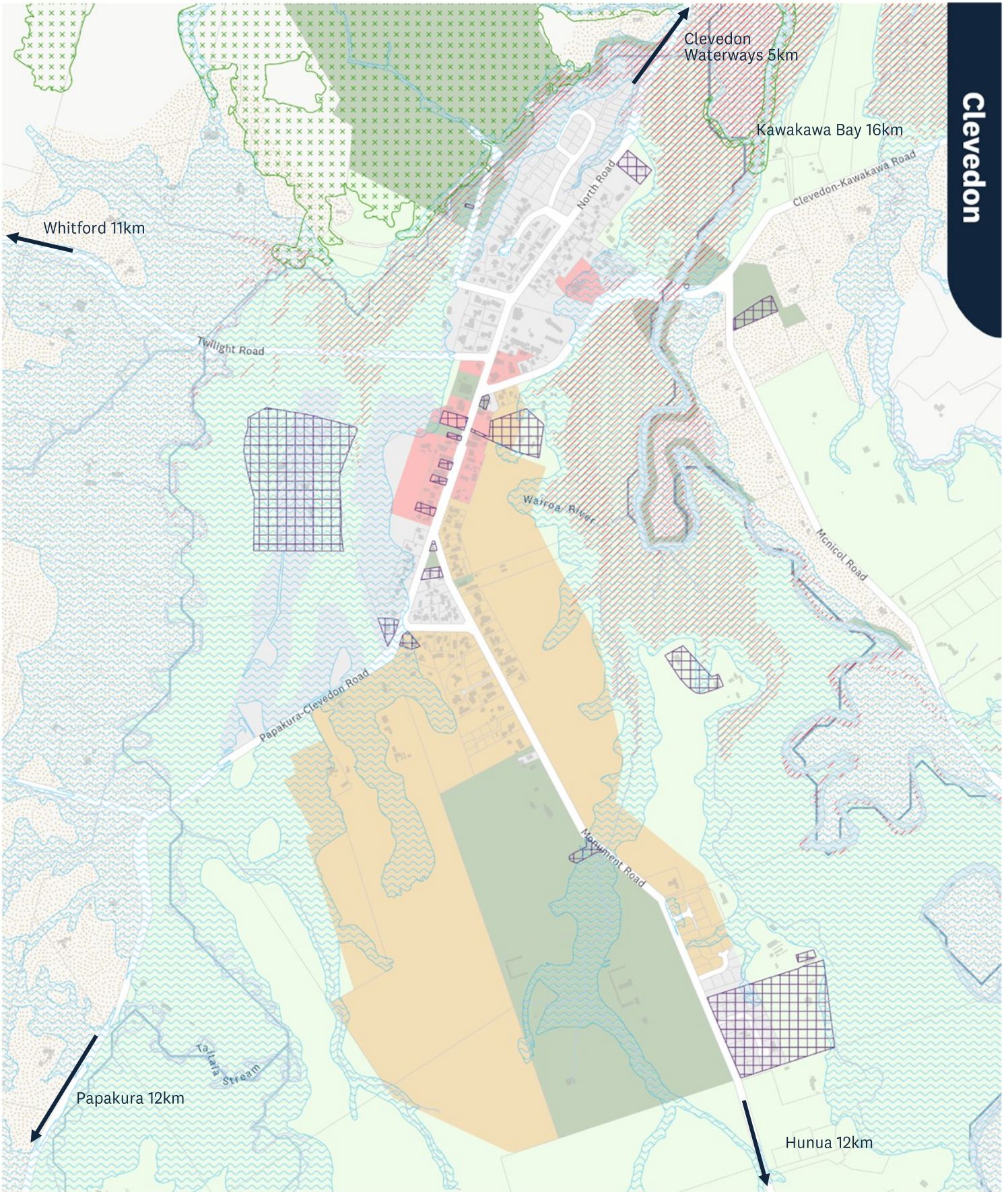
**400** more households by 2052 to a total **2,100**, **↑22%** on 2022.

**1500** Projected jobs by 2052 increase by **↑14%** on 2022.

**1,223** total dwelling capacity (Net Plan-enabled Redevelopment).



<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns and settlements.



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints

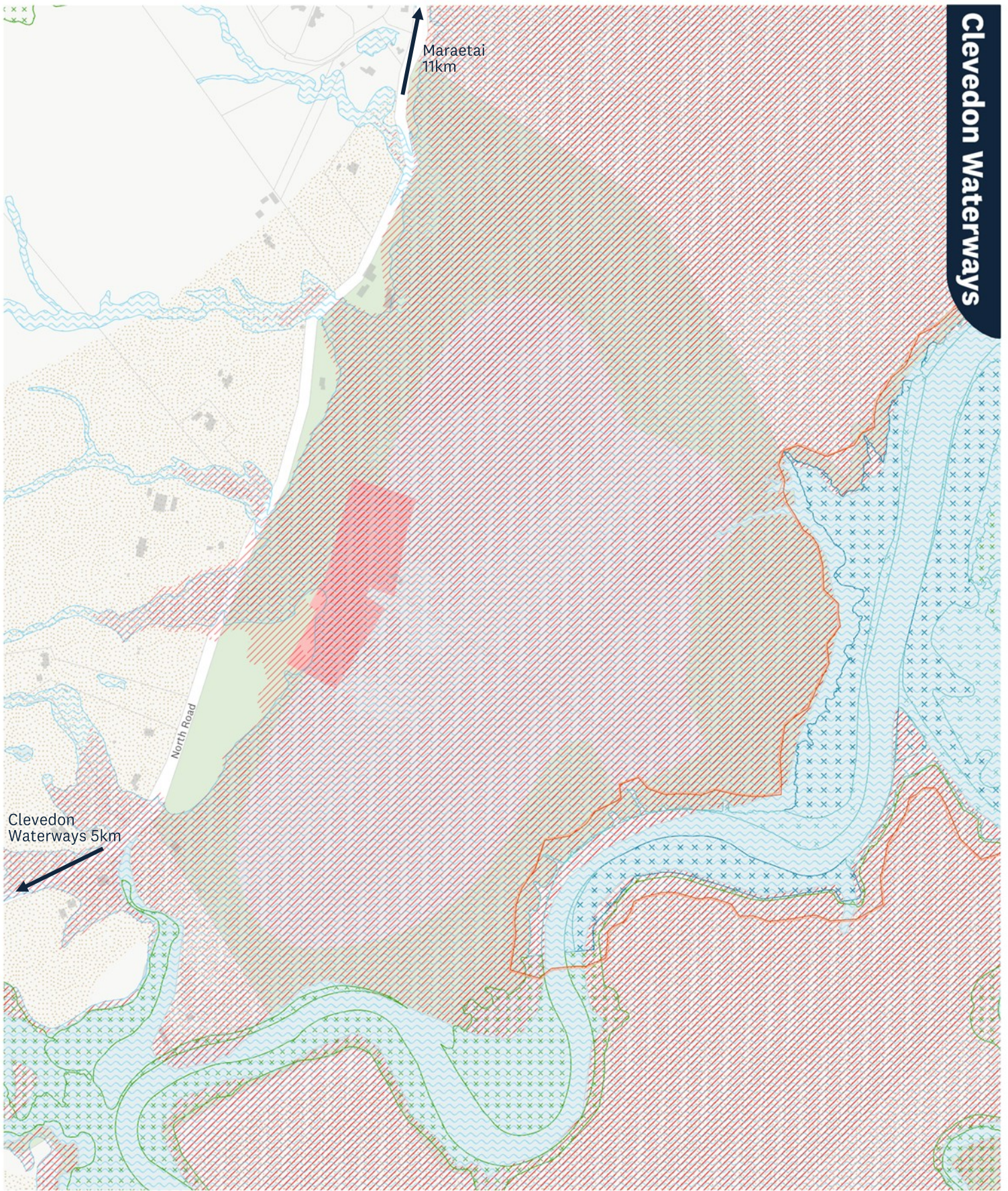
- Land use**
- Residential areas
  - Rural areas
  - Rural - Countryside Living
  - Open Space Zones
  - Centres
  - Water

- Historic Heritage Overlay Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.

- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Significant Ecological Areas**
- Terrestrial [rp/dp]

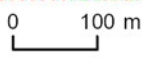
- Plan-enabled Redevelopment Capacity**
- Residential - moderately high

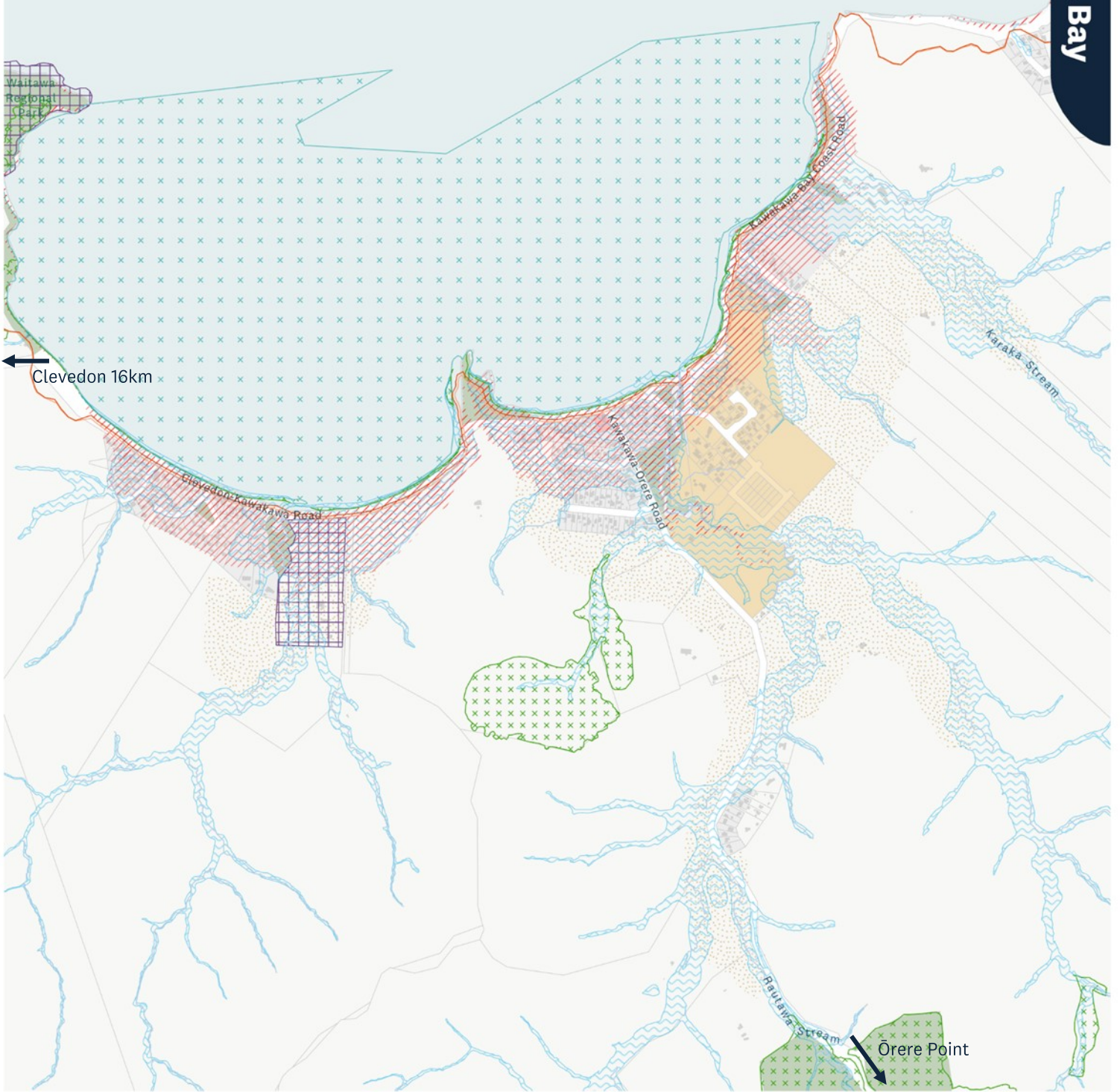
0 100 m



**LEGEND**

- Property Parcel
- Building Footprints
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Coastal Instability and Erosion**
  - ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas Overlay**
  - Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
- Land use**
  - Residential areas
  - Rural areas
  - Open Space Zones
  - Neighbourhood to Metropolitan Centres
  - Water
- Plan-enabled Redevelopment Capacity**
  - Residential - moderate
  - Residential - moderately high
  - Residential - high

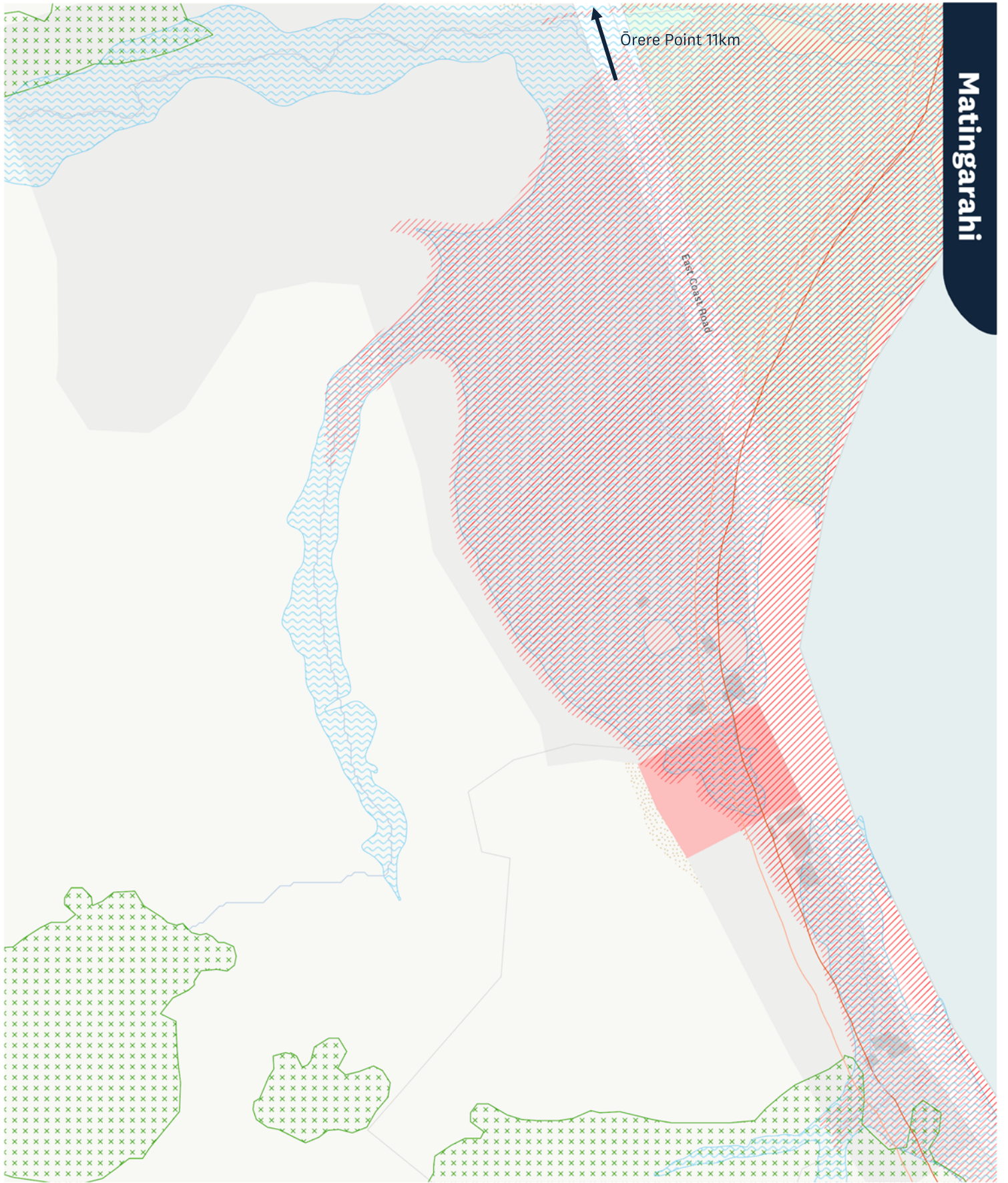




**LEGEND**

- Auckland Council boundary
  - Property Parcel
  - Building Footprints
- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
  - Water
- Historic Heritage Overlay
  - Extent of Place [rcp/dp]
  - Flood Plains
  - Land zoned general rural or rural production, and Land Use Capability 1-3.
  - Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 2 [rcp]
- Plan-enabled Redevelopment Capacity**
- Residential - moderately high

0 100 m



**LEGEND**

- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Rural - Countryside Living
  - Centres

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

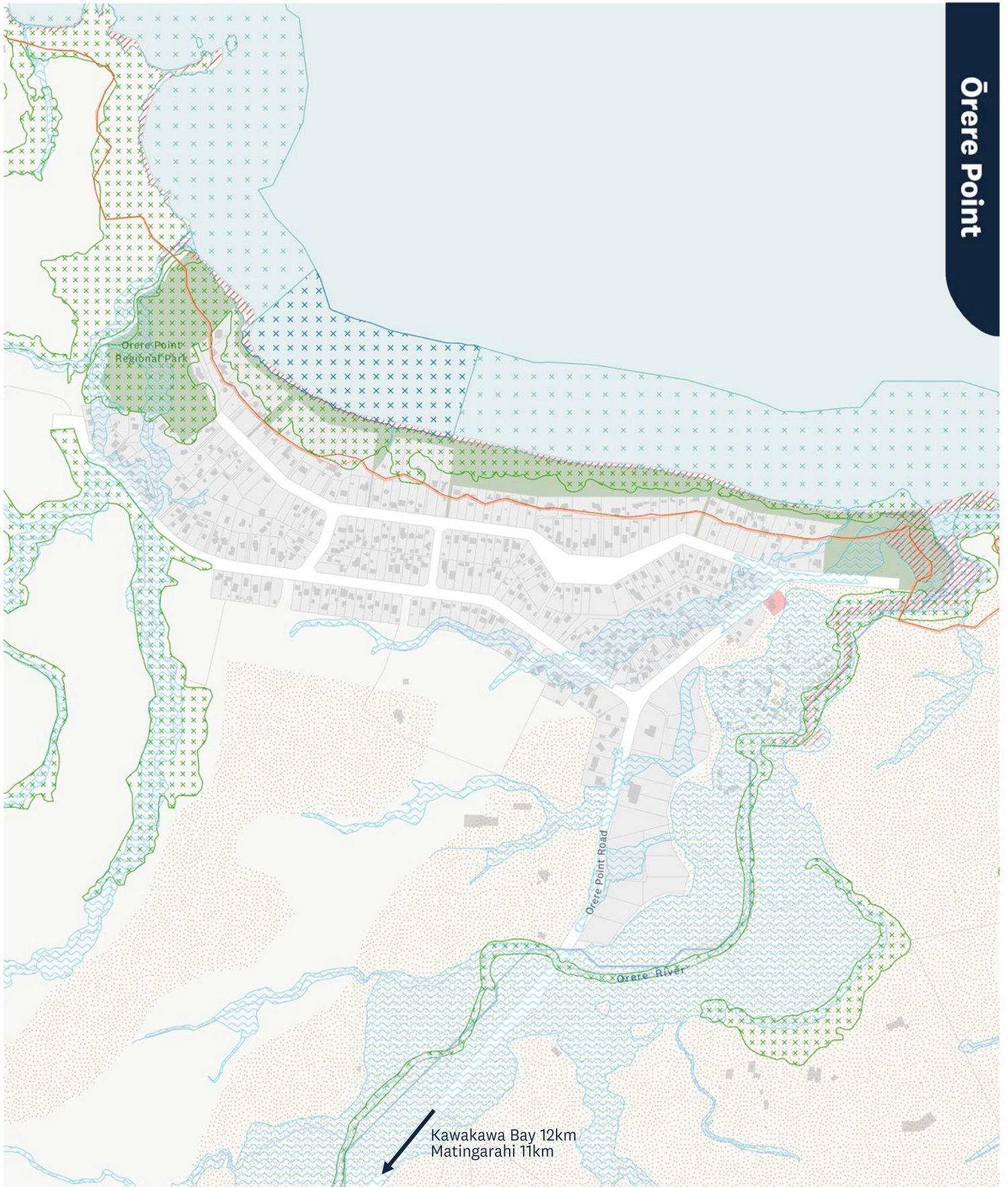
**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]

0 100 m



**LEGEND**

- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)

- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]

0 100 m

# DRURY & OPĀHEKE

## at a glance

Drury is a small rural town that is transitioning into a large urban centre. It is located 36 kilometres to the south of Auckland's city centre. Drury lies at the southern border of the Auckland metropolitan area, is 12 kilometres to the northeast of Pukekohe and close to the Papakura Channel.



Drury & Opāheke

In 2023,  
there were:

**3,972** people  
**1,641** dwellings  
**987** businesses<sup>1</sup>  
**2,900** jobs<sup>1</sup>



## Infrastructure

There is significant infrastructure investment planned in Drury including:

- New rail stations
- New schools
- A large centre
- Investment through urban regeneration programmes
- Bulk water and wastewater upgrades.

## Growth and capacity

Anticipated population of **62,400** in 2052, **57,400** more people (**↑1,135%**) than in 2022.

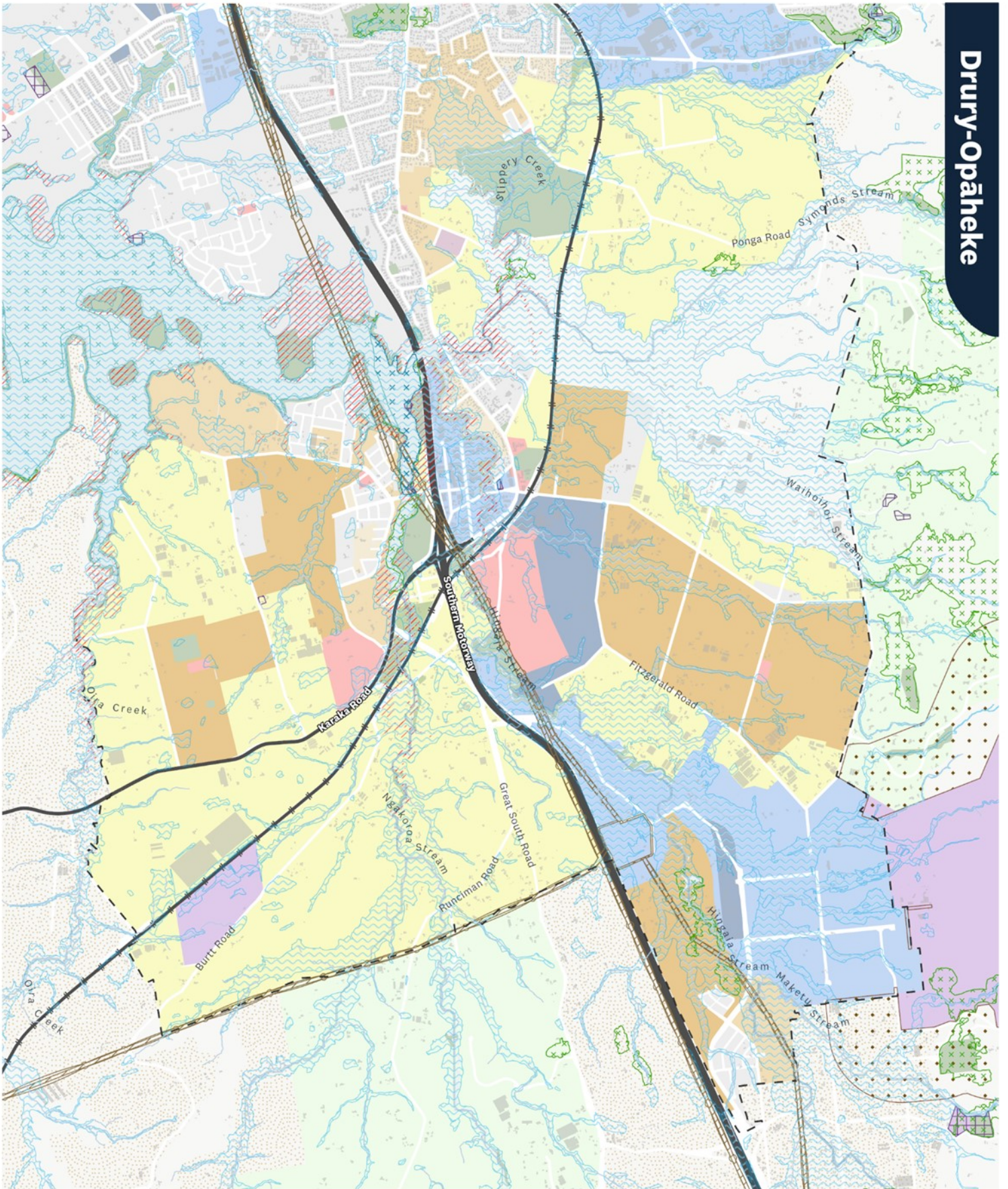
**22,800** more households by 2052 to a total **24,600**, **↑1,234%** on 2022.

**12,500** projected jobs by 2052, **↑483%** on 2022.

**23,742** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).



<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns and settlements.



**LEGEND**

- |   |  |   |  |  |
|---|--|---|--|--|
| <ul style="list-style-type: none"> <li> Auckland Council boundary</li> <li> Rural Urban Boundary (RUB)</li> <li> Building Footprints</li> <li> Motorway</li> <li> Major Road</li> <li> Railway (Passenger)</li> </ul> | <p><b>Land use</b></p> <ul style="list-style-type: none"> <li> Residential areas</li> <li> Rural areas</li> <li> Rural - Countryside Living</li> <li> Open Space Zones</li> <li> Centres</li> <li> Business areas</li> <li> Heavy &amp; light Industrial areas</li> <li> Special Purpose areas</li> <li> Water</li> <li> Future Urban areas</li> </ul> | <ul style="list-style-type: none"> <li> Historic Heritage Overlay<br/>Extent of Place [rcp/dp]</li> <li> Flood Plains</li> <li> Land zoned general rural or rural production, and Land Use Capability 1-3.</li> <li> Coastal inundation (1% AEP incl. 1m &amp; 2m sea level rise)</li> <li> Quarry Buffer Area Overlay</li> </ul> | <p><b>Significant Ecological Areas</b></p> <ul style="list-style-type: none"> <li> Terrestrial [rp/dp]</li> <li> Marine 1 [rcp]</li> <li> Marine 2 [rcp]</li> </ul> <p><b>National Grid Corridor</b></p> <ul style="list-style-type: none"> <li> National Grid Subdivision Corridor</li> <li> National Grid Substation Corridor</li> <li> National Grid Yard Compromised</li> <li> National Grid Yard Uncompromised</li> </ul> | <p><b>Plan-enabled Redevelopment Capacity</b></p> <ul style="list-style-type: none"> <li> Residential - moderate</li> <li> Residential - moderately high</li> <li> Residential - high</li> </ul> |
|---|--|---|--|--|

0100 m

# GLENBROOK BEACH

## at a glance

Glenbrook Beach is a rural coastal settlement by the Manukau Harbour and Waiuku River. The community is reliant on other neighbouring settlements for daily service provision. Glenbrook Steel Mill is located nearby providing employment to the wider area.



Glenbrook Beach

**In 2023,  
there were:**

**840 people**  
**378 dwellings**  
**402 businesses<sup>1</sup>**  
**1,700 jobs<sup>1</sup>**



### Infrastructure

Glenbrook Beach is mainly serviced by the Glenbrook Road corridor. This settlement has water supply and wastewater infrastructure.

### Growth and capacity



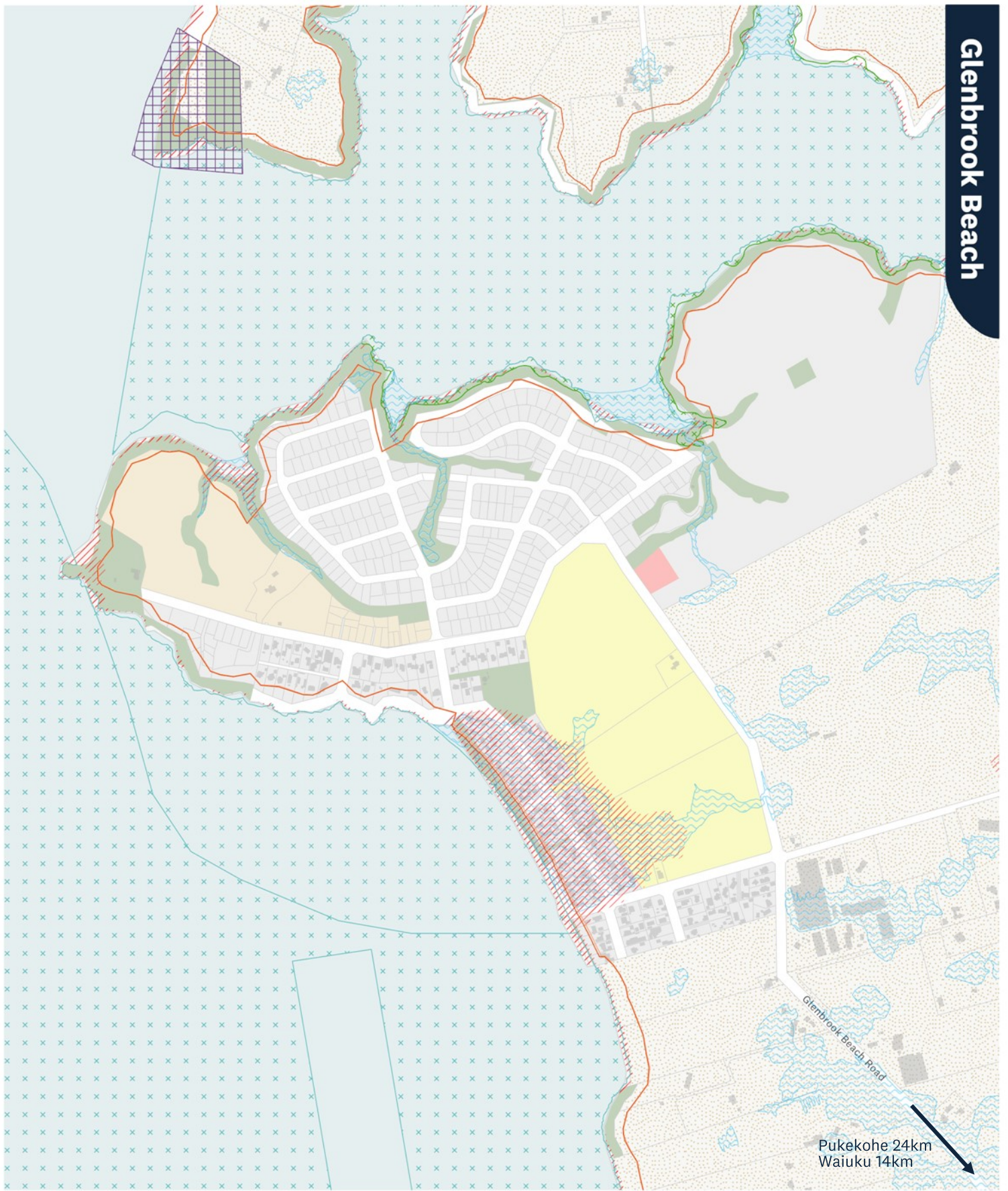
Anticipated population of **5,800** in 2052, **1,300** more people (**↑30%**) than in 2022.

**700** more households by 2052 to a total **2,200**, **↑46%** on 2022.

**1,900** projected jobs by 2052, **no growth** on 2022.

**460** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).

<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns or settlements. Glenbrook Beach numbers also encompass Glenbrook Industrial.



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
  - Future Urban areas

- Historic Heritage Overlay  
Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]
- Marine 2 [rcp]

**Plan-enabled Redevelopment Capacity**

- Residential - moderate

0 100 m

# KARAKA

## at a glance

Karaka is a rural area with surrounding farmland and countryside living. There has recently been significant development within the broader Karaka and Hingaia area.



**In 2023,  
there were:**

**648 people**  
**243 dwellings**  
**663 businesses<sup>1</sup>**  
**1,150 jobs<sup>1</sup>**

### Infrastructure

Karaka is mainly serviced by the Hingaia / Linwood Road corridor. This area is not serviced by water supply and wastewater infrastructure.

### Growth and capacity

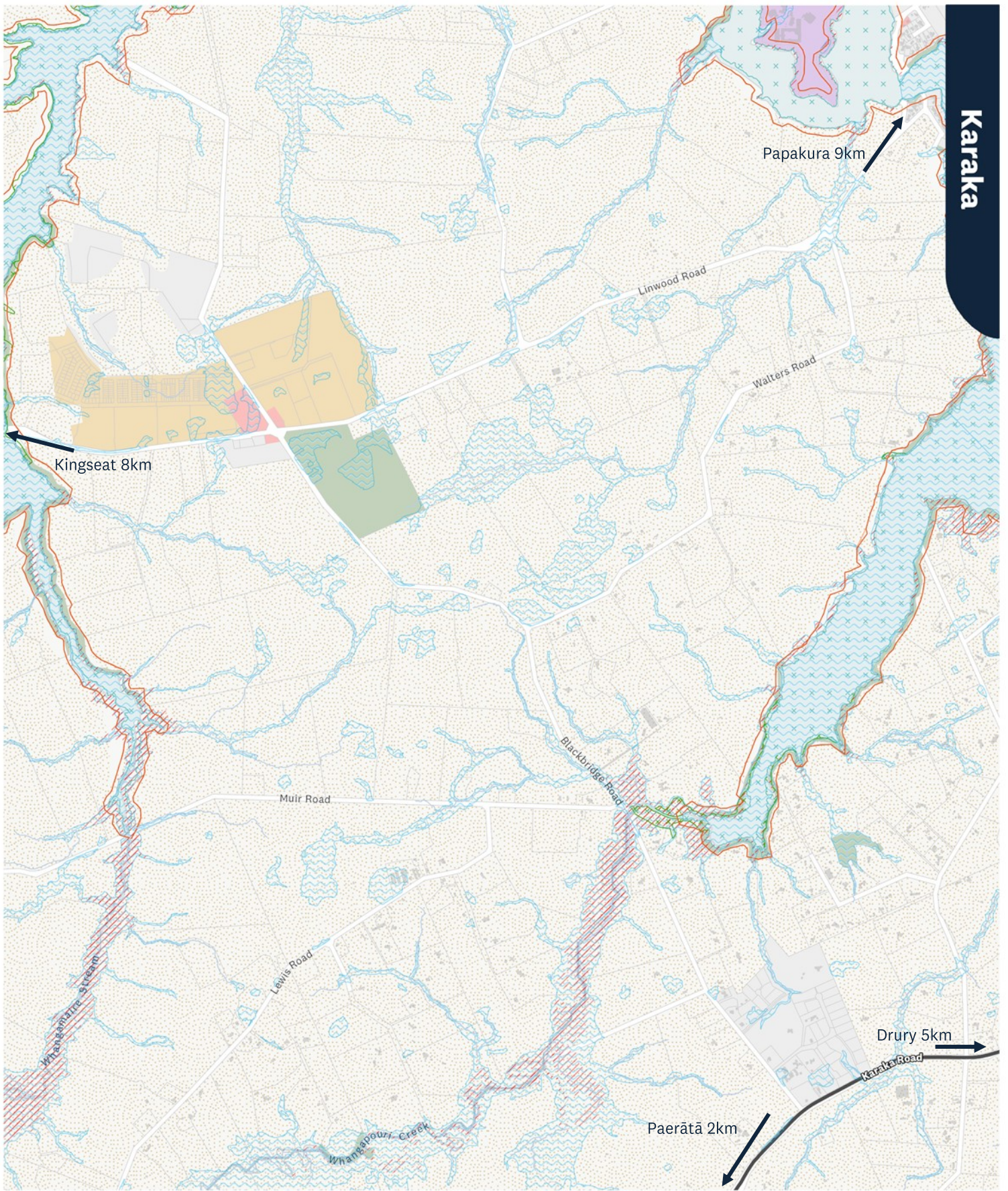
Anticipated population of **3,600** in 2052, **2,500** more people (**↑221%**) than in 2022.

**800** more households by 2052 to a total **1,200**, **↑230%** on 2022.

**500** projected jobs by 2052, **↑30%** on 2022.

**780** total dwelling capacity (Net Plan-enabled Redevelopment).

1. Business Demography is at SA2 level and may include areas beyond the towns or settlements. Business and job numbers encompass Kingseat, Karaka and Te Hihi.



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints
- Major Road

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
  - Special Purpose areas
  - Water

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**

- Terrestrial [rp/dp]
- Marine 2 [rcp]

**Plan-enabled Redevelopment Capacity**

- Residential - moderately high

0 100 m

# KINGSEAT

## at a glance

Kingseat is a rural settlement located near the Manukau Harbour. The area is still predominantly rural with dairy farms and thoroughbred studs but is experiencing some urban change.



Kingseat

In 2023,  
there were:

**492 people**  
**213 dwellings**  
**663 businesses<sup>1</sup>**  
**1,150 jobs<sup>1</sup>**



### Infrastructure

The Kingseat settlement is mainly serviced by the Hingaia / Linwood Road corridor.

Kingseat currently has limited wastewater servicing.

### Growth and capacity

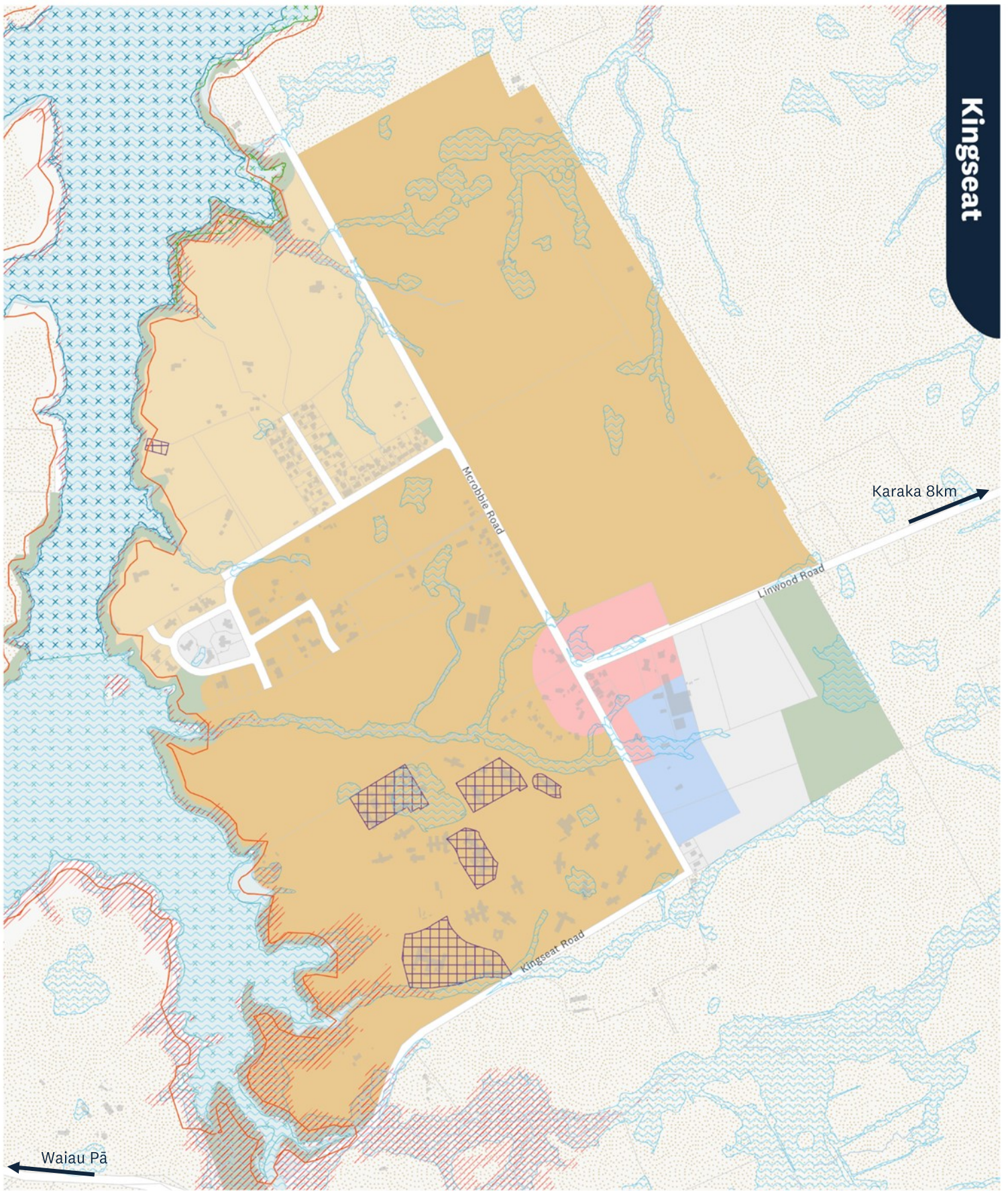
Anticipated population of **3,100** in 2052, **2,500** more people (**↑400%**) than in 2022.

**900** more households by 2052 to a total **1,100**, **↑497%** on 2022.

**700** projected jobs by 2052, **↑233%** on 2022.

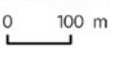
**2,921** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).

<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns or settlements. Business and job numbers encompass Kingseat, Karaka and Te Hihi.



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints
- Land use**
- Residential areas
- Rural areas
- Open Space Zones
- Centres
- Heavy & light Industrial areas
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)
- Significant Ecological Areas**
- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Plan-enabled Redevelopment Capacity**
- Residential - moderately high
- Residential - high



# MARAETAI

## at a glance



Maraetai

Maraetai is a coastal settlement located on the Pōhutukawa Coast adjacent to Beachlands. Together these settlements function interdependently and in connection with the eastern urban area. Maraetai Beach is a popular destination for residents of Tāmaki Makaurau.

In 2023,  
there were:

**2,553 people**  
**1,041 dwellings**  
**366 businesses<sup>1</sup>**  
**270 jobs<sup>1</sup>**

### Infrastructure

Maraetai is mainly serviced by the Whitford-Maraetai Road corridor. These settlements are not serviced by water supply, but they have wastewater servicing.

### Growth and capacity

Anticipated population of **2,600** in 2052, **100** more people (**↑5%**) than in 2022.

**200** more households by 2052 to a total **1,100**, **↑16%** on 2022.

**400** projected jobs by 2052, **↓5%** on 2022.

**835** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).

<sup>1</sup> Business Demography is at SA2 level and may include areas beyond the towns or settlements.



0 100 m

**LEGEND**

- |  |  |   |   |   |
|--|--|---|---|---|
| <ul style="list-style-type: none"> <li> Auckland Council boundary</li> <li> Property Parcel</li> <li> Building Footprints</li> </ul> | <p><b>Land use</b></p> <ul style="list-style-type: none"> <li> Residential areas</li> <li> Rural areas</li> <li> Rural - Countryside Living</li> <li> Open Space Zones</li> <li> Centres</li> <li> Special Purpose areas</li> <li> Water</li> <li> Future Urban areas</li> </ul> | <ul style="list-style-type: none"> <li> Historic Heritage Overlay Extent of Place [rcp/dp]</li> <li> Flood Plains</li> <li> Land zoned general rural or rural production, and Land Use Capability 1-3.</li> <li> Coastal inundation (1% AEP incl. 1m &amp; 2m sea level rise)</li> <li> Quarry Buffer Area Overlay</li> </ul> | <p><b>Coastal Instability and Erosion</b></p> <ul style="list-style-type: none"> <li> ASCIE 2130 (RCP8.5)</li> <li> ASCIE 2130 (RCP8.5+)</li> </ul> <p><b>Significant Ecological Areas</b></p> <ul style="list-style-type: none"> <li> Terrestrial [rp/dp]</li> <li> Marine 1 [rcp]</li> <li> Marine 2 [rcp]</li> </ul> | <p><b>Plan-enabled Redevelopment Capacity</b></p> <ul style="list-style-type: none"> <li> Residential - moderate</li> <li> Residential - moderately high</li> </ul> |
|--|--|---|---|---|

# PATUMĀHOE

## at a glance

Patumāhoe is a rural settlement with surrounding farmland and countryside living. It is located in the rolling hill country between the lower reaches of the Waikato River and the southern shoreline of the Manukau Harbour, 10km north-west of Pukekohe.

Patumāhoe

In 2023,  
there were:

**1,365 people**  
**510 dwellings**  
**105 businesses<sup>1</sup>**  
**170 jobs<sup>1</sup>**

### Infrastructure

Patumāhoe is mainly serviced by the Glenbrook Road corridor and has water supply and wastewater servicing from Pukekohe wastewater treatment plant. It is serviced with water supply.

### Growth and capacity

Anticipated population of **2,100** in 2052, **100** less people (↓**2%**) than in 2022.

**800** total households by 2052, ↑**6%** on 2022.

**500** projected jobs by 2052, ↑**11%** on 2022.

**400** total dwelling capacity (Net Plan-enabled Redevelopment).



**LEGEND**

- Property Parcel
- Building Footprints
- Railway (Other)

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres
- Heavy & light Industrial areas

- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.

**Significant Ecological Areas**

- Terrestrial [rp/dp]

**Plan-enabled Redevelopment Capacity**

- Residential - moderate

0 100 m

# PUKEKOHE, PAERĀTĀ & BUCKLAND at a glance

Pukekohe includes Paerātā and Buckland, and together they are an important service town for the wider Franklin area. The surrounding farmland contains highly productive soils which supports a large horticultural and dairy farming industry and feeds the population of Auckland and beyond.



In 2023,  
there were:

**28,872** people  
**10,596** dwellings  
**3,615** businesses<sup>1</sup>  
**11,330** jobs<sup>1</sup>



## Infrastructure

There is significant infrastructure investment planned in Pukekohe including:

- Rail station improvements
- Investment through urban regeneration programmes
- Bulk water and wastewater upgrades.

Ngā Hau e Whā o Pukekohe marae is in Pukekohe North.

## Growth and capacity

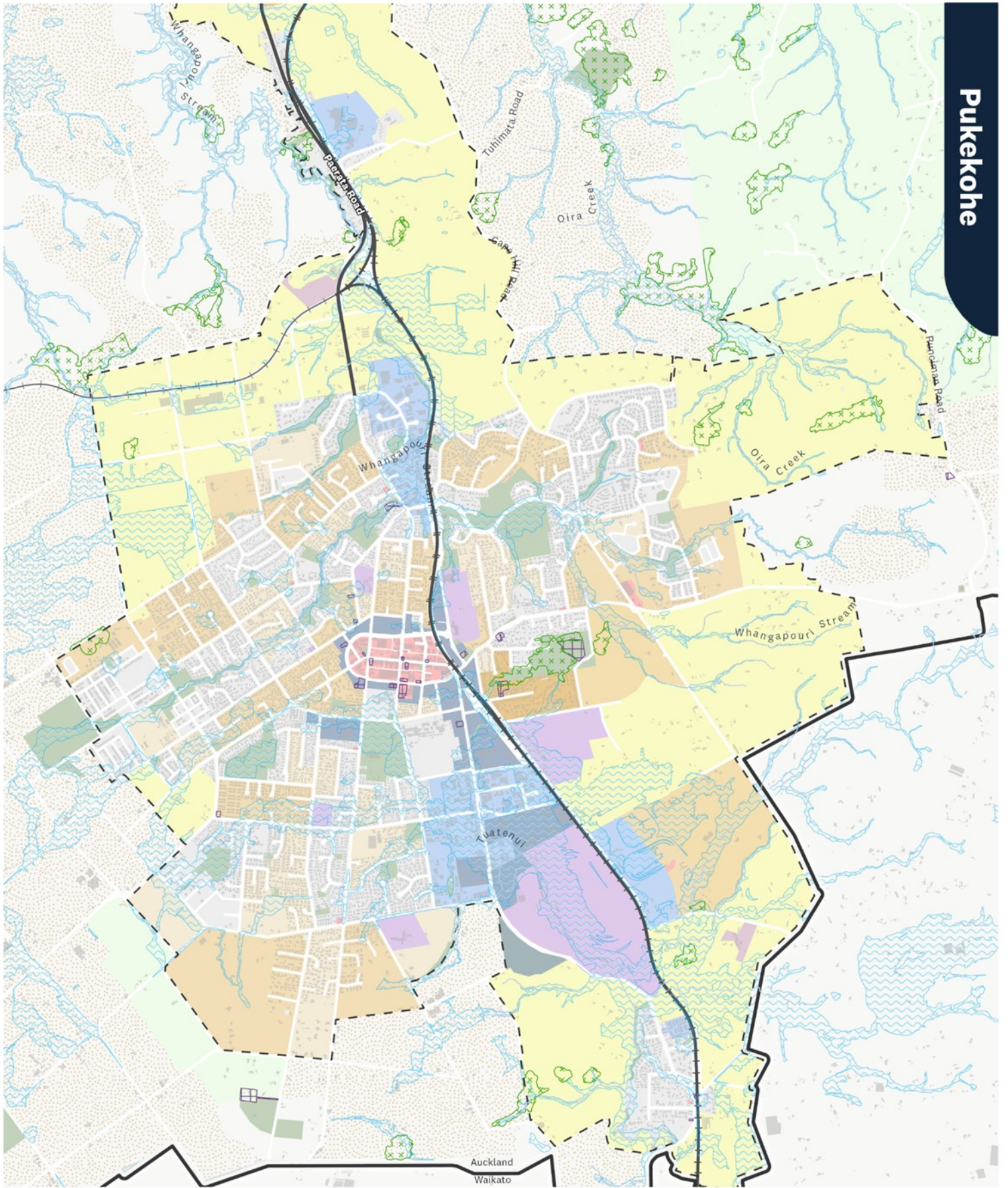
Anticipated population of **52,200** in 2052, **24,500** more people (**↑88%**) than in 2022.

**9,500** more households by 2052 to a total **19,500**, **↑96%** on 2022.

**14,800** projected jobs by 2052, **↑21%** on 2022.

**32,951** total dwelling capacity (Net Plan-enabled Redevelopment + anticipated future urban capacity).

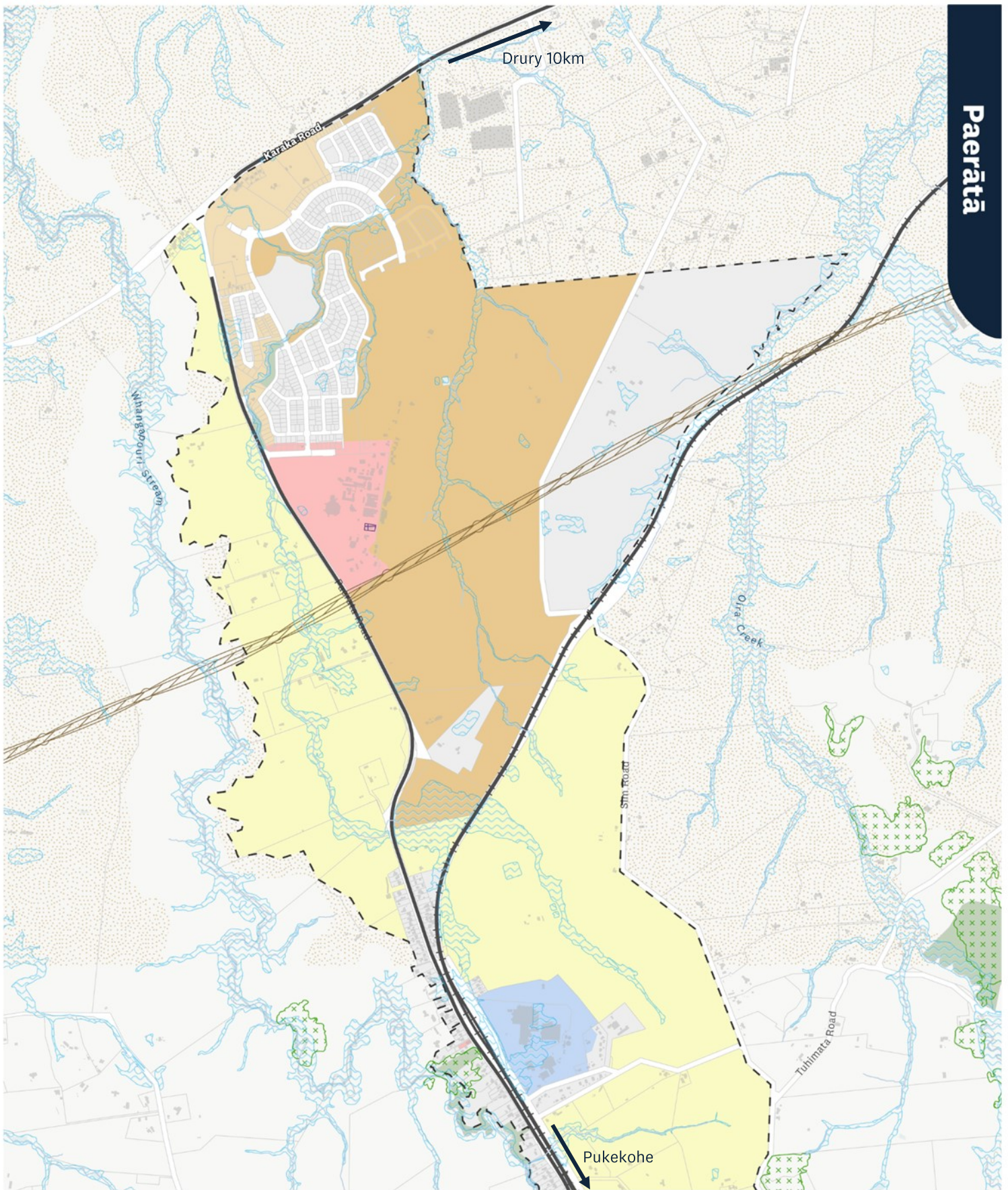




0100 m

**LEGEND**

<ul style="list-style-type: none"> <li> Auckland Council boundary</li> <li> Rural Urban Boundary (RUB)</li> <li> Building Footprints</li> <li> Major Road</li> <li> Railway (Other)</li> <li> Railway (Passenger)</li> </ul>	<p><b>Land use</b></p> <ul style="list-style-type: none"> <li> Residential areas</li> <li> Rural areas</li> <li> Rural - Countryside Living</li> <li> Open Space Zones</li> <li> Centres</li> <li> Business areas</li> <li> Heavy &amp; light Industrial areas</li> <li> Special Purpose areas</li> <li> Water</li> <li> Future Urban areas</li> </ul>	<ul style="list-style-type: none"> <li> Historic Heritage Overlay</li> <li> Extent of Place [rcp/dp]</li> <li> Flood Plains</li> </ul>	<p><b>Significant Ecological Areas</b></p> <ul style="list-style-type: none"> <li> Terrestrial [rp/dp]</li> </ul>	<p><b>Plan-enabled Redevelopment Capacity</b></p> <ul style="list-style-type: none"> <li> Residential - moderate</li> <li> Residential - moderately high</li> <li> Residential - high</li> </ul>
--	--	--	---	--



**LEGEND**

- - Rural Urban Boundary (RUB)
- Property Parcel
- Building Footprints
- Major Road
- + Railway (Passenger)

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres
- Heavy & light Industrial areas
- Water
- Future Urban areas

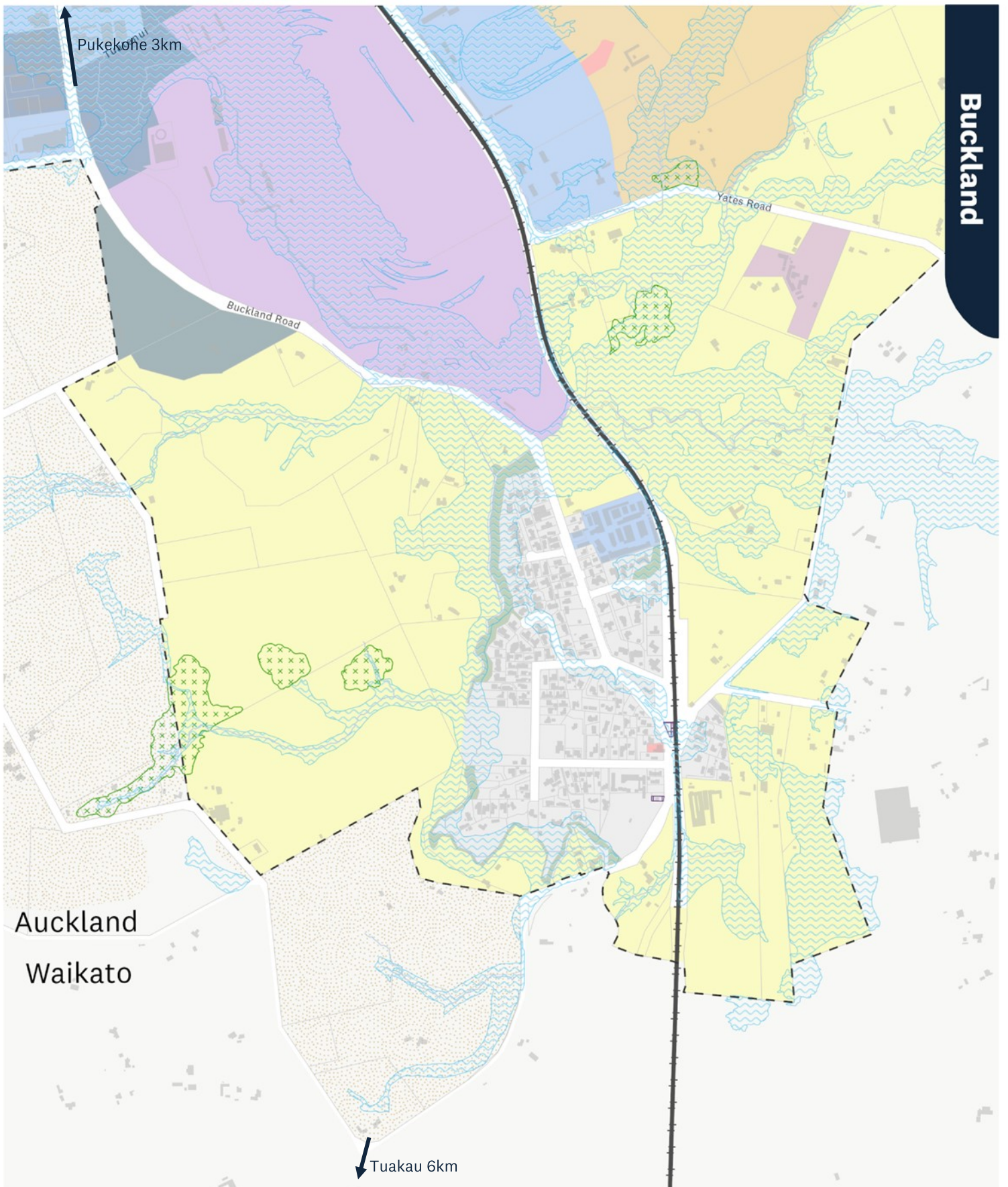
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.

**Significant Ecological Areas**

- Terrestrial [rp/dp]
- National Grid Subdivision Corridor
- National Grid Yard Uncompromised

- Plan-enabled Redevelopment Capacity**
- Residential - moderately high
  - Residential - high

0 100 m



**LEGEND**

- Auckland Council boundary
- Rural Urban Boundary (RUB)
- Property Parcel
- Building Footprints
- Railway (Passenger)

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres
- Business areas
- Heavy & light Industrial areas
- Special Purpose areas
- Water
- Future Urban areas

- Historic Heritage Overlay
- Extent of Place [rcp/dp]
- Flood Plains

- Land zoned general rural or rural production, and Land Use Capability 1-3.

**Significant Ecological Areas**

- Terrestrial [rp/dp]

**Plan-enabled Redevelopment Capacity**

- Residential - moderately high

0 100 m

# Te Hihi at a glance

A rural settlement located near the Manukau Harbour, the area is predominantly rural with some country side living. The community are dependent on neighbouring settlements and urban areas for access to daily services.



In 2023,  
there were:

**186 people**  
**78 dwellings**  
**663 businesses<sup>1</sup>**  
**1,150 jobs<sup>1</sup>**



## Infrastructure

This settlement is mainly serviced by the Hingaia / Linwood Road corridor. Te Hihi is not serviced by water supply or wastewater infrastructure.

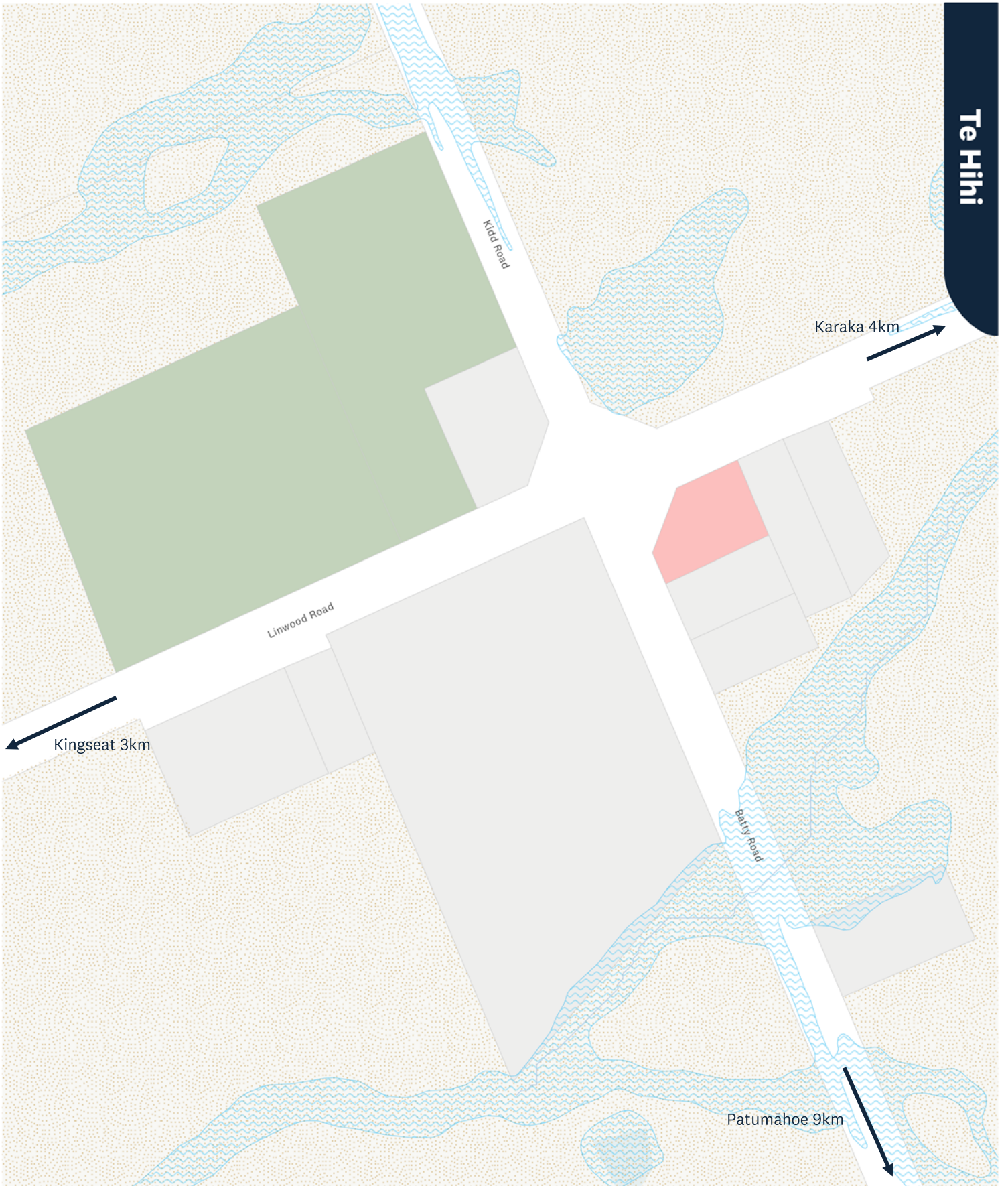
## Growth and capacity

Anticipated population of **1,300** in 2052, **400** more people (**↑49%**) than in 2022.

**200** more households by 2052 to a total **500**, **↑60%** on 2022.

**400** projected jobs by 2052, **↓2%** on 2022.





**LEGEND**

Property Parcel

**Land use**

- Residential areas
- Rural areas
- Open Space Zones
- Centres

Flood Plains

Land zoned general rural or rural production, and Land Use Capability 1-3.

0 100 m

# WAIUKU & GLENBROOK INDUSTRIAL at a glance

Waiuku township is one of the largest service towns for the area, it is bounded by the Waiuku River to the north, which flows into the Manukau Harbour. The Glenbrook steel mill is a significant employer within the area.



In 2023,  
there were:

**9,549 people**  
**3,621 dwellings**  
**798 businesses<sup>1</sup>**  
**2,070 jobs<sup>1</sup>**

## Infrastructure

This area is mainly serviced by the Glenbrook Road corridor. Waiuku is serviced by council water supply and wastewater. Tāhuna and Reretewhioi marae are both located to the west of Waiuku.

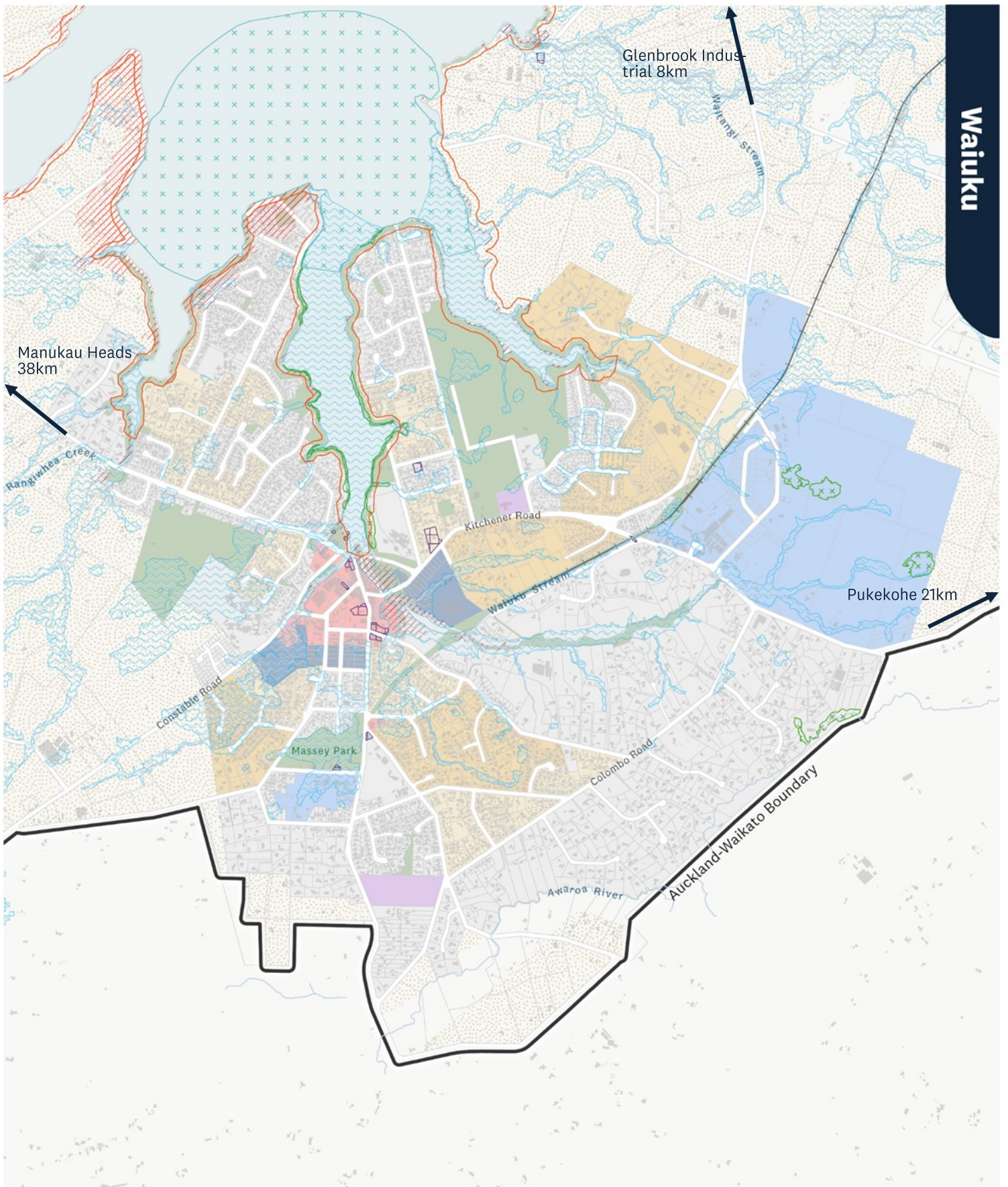
## Growth and capacity

Anticipated population of **10,600** in 2052, **400** more people (**↑3%**) than in 2022.

**600** more households by 2052 to a total **4,500**, **↑15%** on 2022.

**3,600** projected jobs by 2052, **↓6%** on 2022.

**6,804** total dwelling capacity (Net Plan-enabled Redevelopment).



**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints
- Railway (Other)

- Land use**
- Residential areas
  - Rural areas
  - Open Space Zones
  - Centres
  - Business areas
  - Heavy & light Industrial areas
  - Special Purpose areas
  - Water

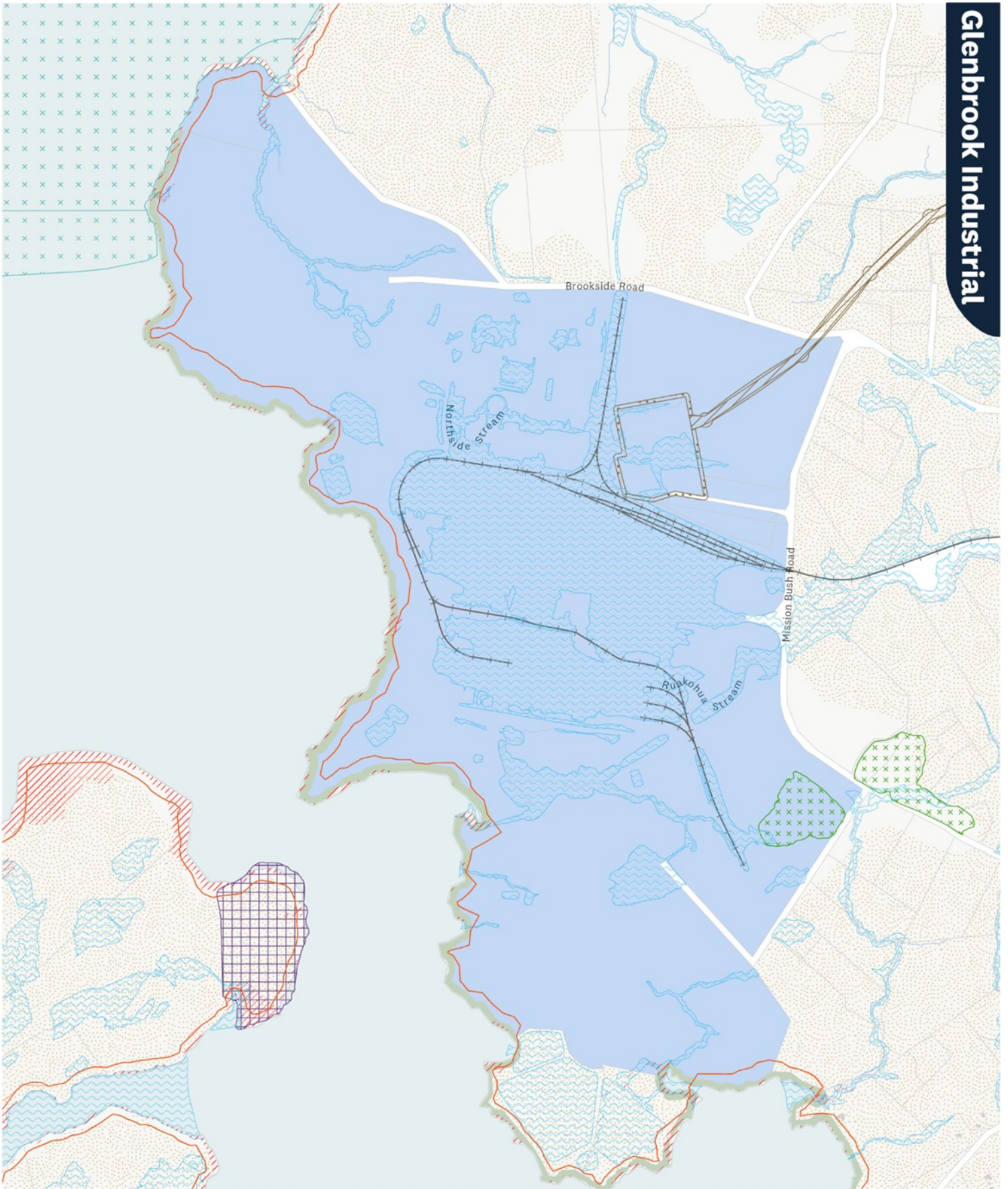
- Historic Heritage Overlay  
Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

- Coastal Instability and Erosion**
- ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)

- Significant Ecological Areas**
- Terrestrial [rp/dp]
  - Marine 2 [rcp]

- Plan-enabled Redevelopment Capacity**
- Residential - moderate
  - Residential - moderately high

0 100 m



0 100 m

**LEGEND**

- Auckland Council boundary
- Property Parcel
- Building Footprints
- Railway (Other)

**Land use**

- Rural areas
- Open Space Zones
- Heavy & light Industrial areas
- Water

- Historic Heritage Overlay Extent of Place [rcp/dp]
- Flood Plains
- Land zoned general rural or rural production, and Land Use Capability 1-3.
- Coastal inundation (1% AEP incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**

- ASCIE 2130 (RCP8.5)

**ASCIE 2130 (RCP8.5+)**

- Significant Ecological Areas
- Terrestrial [rp/dp]
- Marine 2 [rcp]

**National Grid Corridor**

- National Grid Subdivision Corridor
- National Grid Substation Corridor
- National Grid Yard Uncompromised

# WHITFORD

## at a glance

Whitford is a rural village located in Auckland's south east and at the head of the Turanga Creek. It is surrounded by countryside living. The area is part of the rohe of Ngāi Tai ki Tāmaki.



Whitford

**In 2023,  
there were:**

**147 people**  
**57 dwellings**  
**756 businesses<sup>1</sup>**  
**770 jobs<sup>1</sup>**

### Infrastructure

Whitford is mainly serviced by the Whitford-Maraetai Road corridor. It is not serviced by water supply but has wastewater servicing.

### Growth and capacity

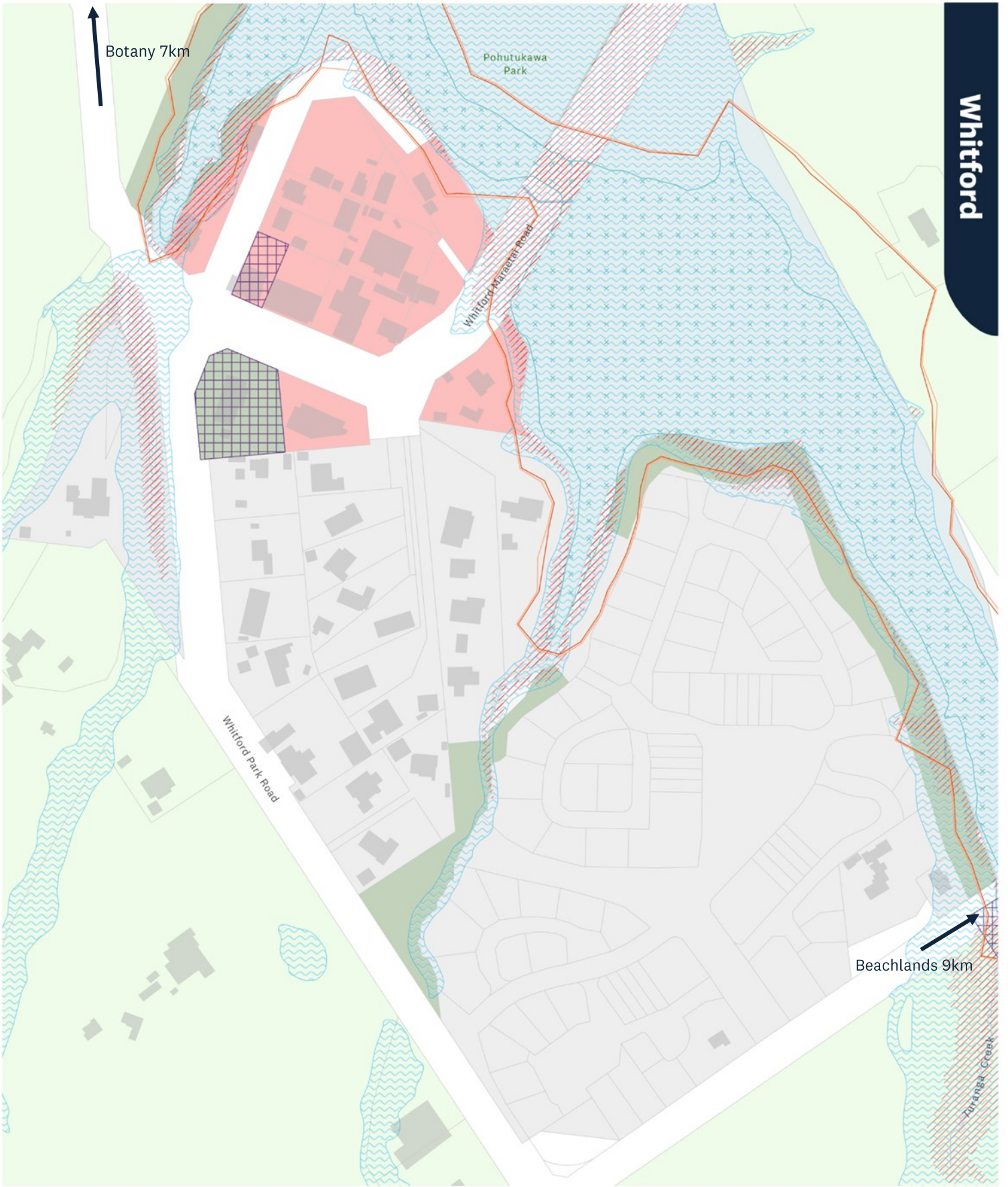
Anticipated population of **1,800** in 2052, **100** less people (**↓3%**) than in 2022.

**600** total households by 2052, **↑9%** on 2022.

**700** projected jobs by 2052, **↑12%** on 2022.

**103** total dwelling capacity (Net Plan-enabled Redevelopment).

1. Business Demography is at SA2 level and may include areas beyond the towns or settlements.



**LEGEND**

Property Parcel  
Building Footprints

**Land use**  
Residential areas  
Rural - Countryside Living  
Open Space Zones  
Centres  
Water

Historic Heritage Overlay  
Extent of Place [rcp/dp]  
Flood Plains  
Coastal inundation (1% AEP  
incl. 1m & 2m sea level rise)

**Coastal Instability and Erosion**  
ASCIE 2130 (RCP8.5)  
ASCIE 2130 (RCP8.5+)

**Significant Ecological Areas**  
Marine 2 [rcp]

Draft Southern Rural Strategy for public consultation October 2024

© 2024 Auckland Council, New Zealand  
October 2024

ISBN 978-1-991146-69-4 (PDF)

Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw, or omission contained in it.

This document is licensed for re-use under the [Creative Commons Attribution 4.0 International licence](https://creativecommons.org/licenses/by/4.0/).

In summary, you are free to copy, distribute and adapt the material, as long as you attribute it to Auckland Council and abide by the other licence terms.



© 2024 Auckland Council



