

OVERVIEW DOCUMENT

Auckland Future Development Strategy 2023-2053

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Overview document. Auckland Future Development Strategy 2023-2053

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What is the Future Development Strategy and why are we revising it?

Tāmaki Makaurau is anticipated to grow and change significantly over the next 30 years. The population is expected to continue to grow by around 520,800 people to a total of 2,230,800 and will require around 200,000 additional homes.

However, this is a time of many uncertainties: climate change, weather events, environmental degradation, the impacts of the COVID–19 pandemic and future major infrastructure projects. These uncertainties are challenging society to examine how we live and grow.

Then there is the central government driven legislative programme, particularly through the National Policy Statement on Urban Development 2020, Medium Density Residential Standards and environmental and climate legislation.

To make sure that we build on its strengths and deal with this significant uncertainty, we need to plan for how and where Tāmaki Makaurau will grow. This is the role of the Future Development Strategy. It replaces the Development Strategy 2018 and the Future Urban Land Supply Strategy 2017.

The Future Development Strategy satisfies its statutory requirements, and aims to:

- achieve well-functioning urban environments
- ensure there is sufficient development capacity
- integrate strategic planning and infrastructure planning and funding.

However, the Future Development Strategy is much more than a statutory requirement – it provides a significant opportunity for Tāmaki Makaurau to forge its own future direction, based on its unique characteristics and aspirations.

This document is an overview of the Future Development Strategy.

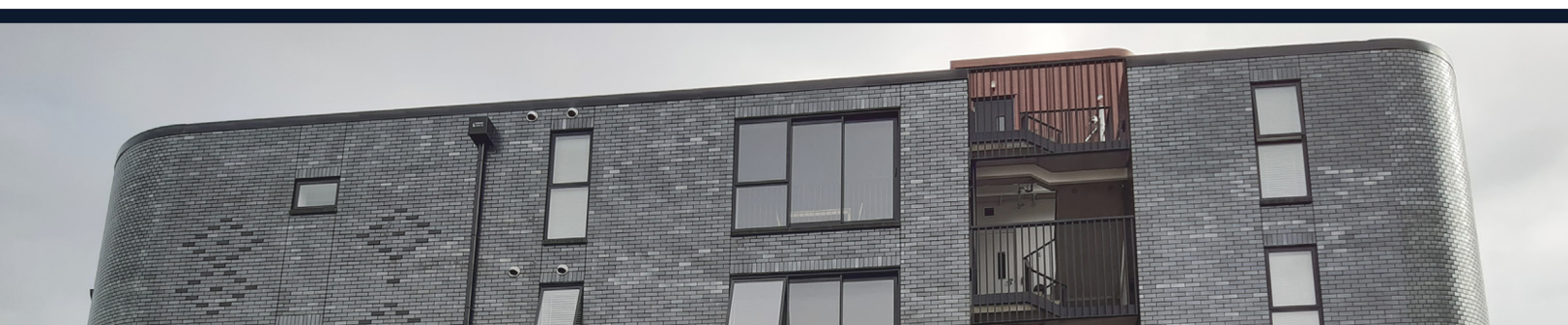
We want to hear your views

We want your feedback on our approach to how and where Auckland should grow and change.

To have your say you can:

- visit **akhaveyoursay.nz/futureauckland**
- phone 09 301 0101 or
- visit your local service centre or library.

Feedback must be received by **Monday 31 July 2023**.



Challenges we face

Spatial planning in an uncertain and changing environment – unexpected events and legislative changes have made spatial planning harder by increasing uncertainty. Regardless, planning for growth is important as we address existing housing shortfalls and build resilience.

Halting the ongoing degradation of the natural environment – the past growth of Tāmaki Makaurau negatively impacts the mauri (life force) of the natural environment. A degraded environment is less resilient to the impacts of climate change.

Achieving equitable growth and change – historic growth patterns and investments, or lack thereof, have resulted in inequities across the region. How and where we grow, change and invest must address these disparities.

Investing in infrastructure in a financially constrained environment – as we grow and intensify, our ability to fund and forecast our infrastructure needs is becoming increasingly complex. As priorities change, trade-offs have to be made (and re-made) to ensure Aucklanders are getting the best value for money from infrastructure investment.



Strengthening our strategic framework

Our vision

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

Te Tiriti o Waitangi

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

Hapū and iwi values and aspirations for urban development

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

The most common values are:

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

Spatial outcomes



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



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



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



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

Principles for a quality compact approach to growth and change

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

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

Make efficient and equitable infrastructure investments – infrastructure is expensive and takes significant time to plan and implement. We will take a regional view to infrastructure investment, make the best use of existing infrastructure and make investment decisions that deliver on multiple outcomes.

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

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



Our spatial response

Tāmaki Makaurau is made up of four main spatial environments: the existing urban, future urban, rural and business areas. While these spatial environments each have distinct characteristics and contribute differently to the region, they are interconnected and exist as part of the larger regional system.

Existing urban areas

For each of the last five years, over 80% of growth has happened within existing urban areas, mostly through intensification. Looking ahead, most growth will be accommodated within existing urban areas. The Future Development Strategy aims to promote the quality compact approach to growth and reinforce the multi-nodal approach.

Key considerations

- insufficient integration of well-being and environmental outcomes with housing development
- neighbourhoods need to be more sustainable
- investments must be focused to get maximum benefit
- areas of risk must be accounted for.

Way forward

Strengthen nodes (the city centre, Albany, Westgate, and Manukau) – they play an important role in providing greater sub-regional sustainability. Significant and on-going investments and funding prioritisation are needed, though not necessarily in all nodes at the same time.

Greater focus on neighbourhood sustainability – focused around strong centres, our neighbourhoods need to become more mixed-use and accessible by walking and cycling.

Identify areas more constrained by hazards – there are many locations affected by different types of hazards to various degrees. Locations which are highly constrained by hazards may be reduced in capacity depending on the outcomes of adaptation planning. Over time, forgone capacity will be offset by creating additional capacity in good locations elsewhere, so that overall capacity is broadly maintained.

Spatial prioritisation – investment needs to be prioritised in areas that will achieve the greatest benefits. Three types of spatial priorities will receive investment in line with their significance: nodes, local areas and communities and joint priorities between council and central government. There is more certainty in the short to medium-term (years 1-10) than in the long-term (years 11-30) where potential major projects offer significant changes and opportunities.



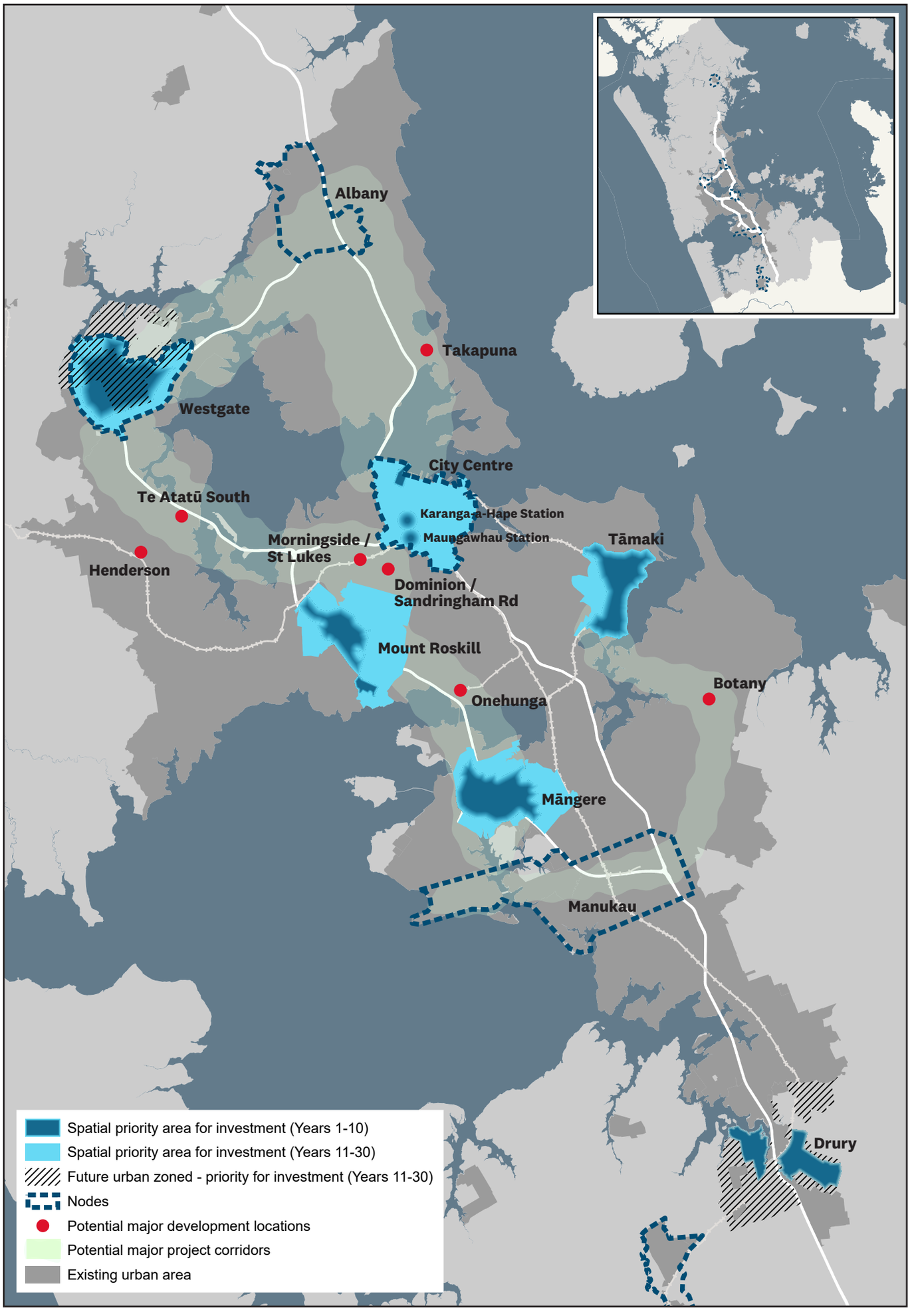


Figure 1 – Spatial priority areas

Future urban areas

While most growth is anticipated to be through intensification in existing urban areas, future urban areas will provide for limited urban expansion. The Future Urban Land Supply Strategy 2017 outlined a coordinated approach to timing and sequencing of future urban areas over 30 years. The Future Development Strategy proposes to defer timings of development, introduce infrastructure triggers and remove some areas due to hazard risks.

Key considerations

- private plan changes severely undermine coordination
- funding and financing pressures have increased
- vehicle kilometres travelled (VKT) need to reduce
- future urban areas must be used efficiently
- constraints need far greater recognition.

Way forward



Remove four areas for urban development because of hazard risk (in whole or in part) – many future urban areas are constrained by different types of hazards. The most hazard constrained parts will be re-zoned to an appropriate non-urban zoning.



Identify areas for further investigation – areas with moderate exposure to hazards and other factors to consider such as VKT reduction and infrastructure delays will require further investigation to determine the appropriateness of these areas for urban development.



Defer timing for development readiness – sequencing and timing of development is adjusted to reflect the realities of infrastructure funding and provision and the significant capacity in the existing urban area. New timings for many future urban areas have been proposed.



Development timing based on infrastructure triggers – triggers relate to when all the required bulk infrastructure can be provided to ensure that any development is well-coordinated.



Part of region wide response to planning and infrastructure – urban and future urban priorities need to be considered together. Prioritisation needs to be based on what provides the most benefit for the whole region, rather than considering outcomes in isolation or in separate geographic areas.

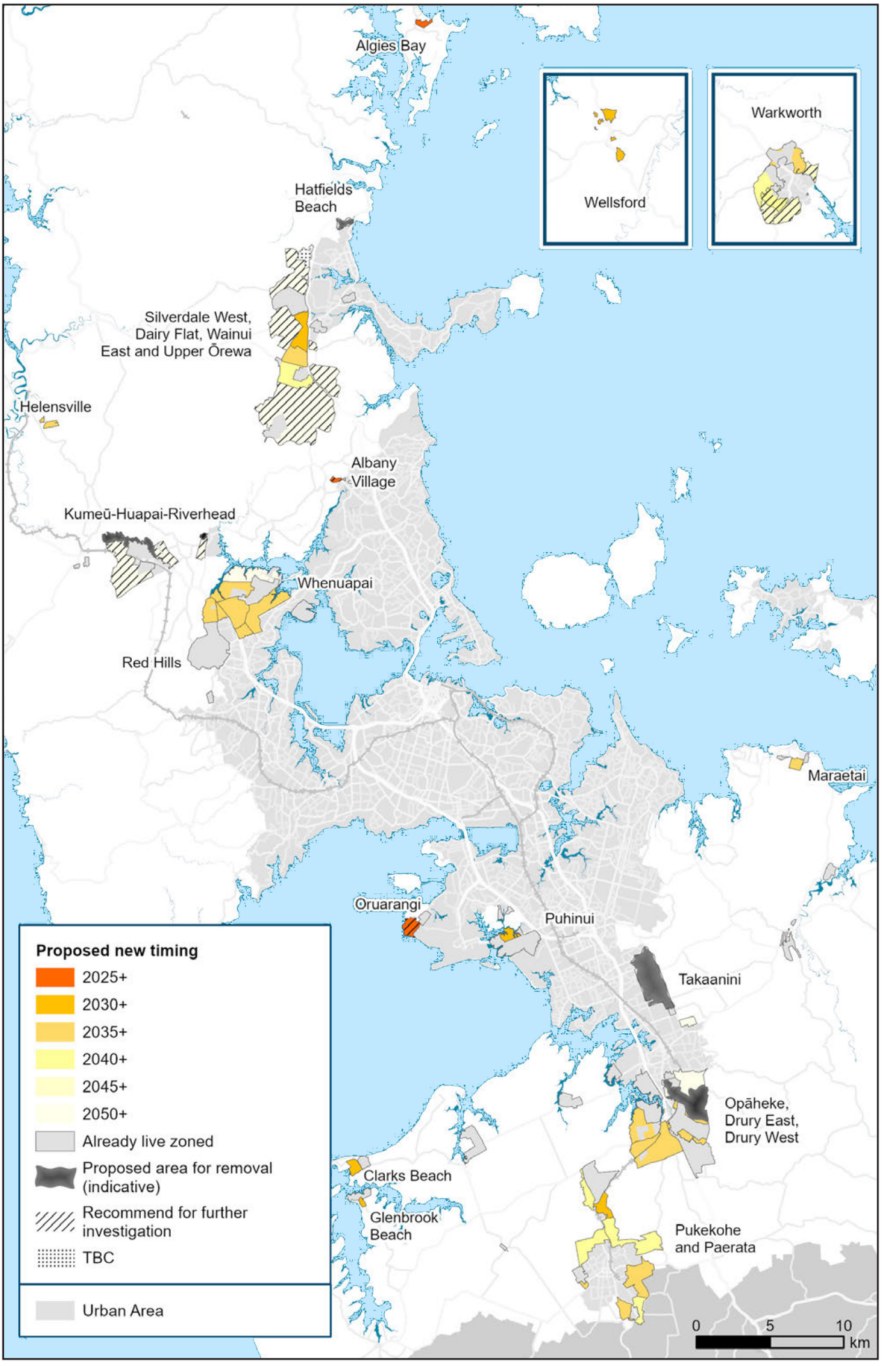


Figure 2 – Future urban areas

Rural areas

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

Key considerations	Way forward
• **Reducing environmental degradation and restoring ecosystems** is fundamental to the well-being and resilience of rural areas. • **Rural growth has many and varied impacts** – commercial production, recreation and tourism result in competing demands and issues such as land fragmentation and loss of productive soil. • **Resilience of rural communities** – climate change disproportionately affects rural communities, if infrastructure fails it can cause significant impacts to the long-term resilience of these communities.	• **Limiting rural residential growth** to protect the natural and productive environments by focusing growth mainly on the nodes of Warkworth and Pukekohe. • **Increasing rural resilience** by addressing and adapting to natural, economic and social stressors. • **Protecting rural production** by minimising land fragmentation and reverse sensitivity effects to safeguard highly productive land. • **Resilience and well-being of rural Māori communities** – Treaty settlement and Māori land is primarily within the rural periphery. To uplift Māori well-being, the development of this land needs to be enabled.

Business areas

As Tāmaki Makaurau grows, it must provide capacity for new business growth. Over the next 30 years around 282,600 new jobs may be needed. COVID–19, online working and trading has changed where and when people work.

Key considerations	Way forward
• **Making the best use of existing business land** means repurposing and intensifying centres and business areas with limited new business areas in future urban areas. • **Greater access to employment** by growing employment opportunities in the sub-regional nodes, people can work or study closer to home. • **Enabling housing near employment** by extending mixed-used areas to reduce VKT while protecting light and heavy industries from reverse sensitivity effects.	• **Safeguarding options for the future** by safeguarding existing business land and managing the supply of different types of future business land. • **Enabling development Māori and Treaty settlement land** will lift mana whenua social, cultural and economic well-being significantly. • **Business land in future urban areas** is needed particularly in the north, north-west and south. • **Better access to employment** – major transport projects have potential to improve people's choices and the development of business land needs to match accessibility.