Future Development Strategy

Organisations

WRITTEN FEEDBACK
Volume 16

Date published: **Friday, 10 August 2023**

Future Development Plan 2023 #8625

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

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Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

EXTREMELY URGENT – HEAR OUR VOICE! IT TAKES A VILLAGE TO BUILD A COMMUNITY 30.6.2023
OUR STORY TO DATE
Waiuku Community Environmental Sports Hub Inc 50065228
Aspirational Community Project LOA 21-155
Resubmission of Application No.2600856520
We thank you for your reply and giving your insightful feedback into our Aspirational Waiuku Community Environmental Sports Hub Inc submission West Franklin 10 year plan.
Submitted on the 2 June 2021, declined 21 July 2021 – Resubmitted 15.03.22.
Meeting with Auckland Sports and Recreation 15.9.22

1. **Funding**
2. We understand there is a deficit/shortfall in the funding and funds would need to be raised in conjunction with Central Government (Ministry of Education), Local Government (Waikato and Auckland Councils), and local Businesses and Community i.e. Doughnut Community by Oxford Professor Kate Raworth https://www.kateraworth.com/doughnut/
a) Auckland and Waikato Councils both have an interest in the Waiuku Township. It would be cost effective to draw funding support in proportion to the population and ministry of education. (Ref. Map)
b) We understand the hesitancy of councillors to agree due to financial circumstances for Councils. However, we need to live as normally as possible, planning in all circumstances.
c) 12 presentations have been submitted to Franklin Council since 2018 and 1 to Auckland Council.
3. Pre-Needs Assessment Done by Rose Ward 24+ months ago, awaiting completion, on 15.9.22 as discussed with Kieran Nevey – Kieran.nevey@aucklandcouncil.govt.nz 027 248 9271 - Rose's replacement - and Martin Devoy – martin.devoy@aucklandcouncil.govt.nz
Kim Reiche and Sue Markram, represented WCESH. Council were helpful suggesting we need to restart/regenerate the process as it appears the Council are unaware of the population Waiuku services, including North Waikato towns.
4. Local Committee
a) We have formed a committee (which has excellent advisory strengths) including:
b) Incorporated Society Formed – No 50065228 (Renewed)
5. Bank Account Opened
6. Next Steps Urgent - Extremely Important
a) Form a charitable trust i.e. allowing tax credits. Only able to achieve once land agreement is confirmed with Auckland Council – Darren.Cunningham@aucklandcouncil.govt.nz 09 301 0101
b) Approaching local businesses For Financial support and quotations keeping the work local not only does it provide work for local businesses but offers employment opportunities, is more cost effective, and better for the environment not having to travel big distances, less wear and tear on the roading network and fewer motor vehicle incidents.
c) Business Plan To complete a business plan including marketing and environmental considerations which was partially complete prior to submitting to councils.
d) We have included Waiuku College in 2022 in this process.
7. Some History of the Project Arranged by F.D.C. In 2004, the O'Hara land Lot no. P93210, 6.9346 Ha, was bequeathed to the Waiuku community especially for a pool and sports facilities, sold to Auckland Council for this Project. CV $610,000 and Council purchased at $120,000 (Leased by Mr Sands – land rental would exceed $120,000).
8. Project Plans Previously Submitted Original project plans were submitted 15+ years ago. Greg Lowe, Auckland Parks, 027 270 2344 greg.lowe@aucklandcouncil.govt.nz has knowledge of this submission. Working with Waiuku Clubs, Residents, Waiuku College Principals (Tom Vanderlaan/Stuart Kelly), Waiuku Local Board – Councillors Sharlene Druyven (Town Manager), Matthew Murphy. 24 months ago, meetings were held between Rose Ward, Auckland Council Sports, Parks and Recreation, Jamie Archibald (CLM) that resulted in a "Pre-needs Assessment by Council". There were errors in this pre-needs assessment including:
a) Council Statistician advisors were incorrect with population figures showing 7,400! (the exact number of the Electoral Vote – only 30% voted, not including Waikato).
b) The actual population figure being 24,000. This discrepancy between figures had been recognised by Rose Ward and had been discussed with Jamie Archibald of CLM, we are now on the cusp of 30,000 increasing 10% - 15% P.A. – [redacted] (excluding Waikato on our boarders)

c) Population figures from Hugh Dickie, a well-respected Statistician collating together the number of 16,000 patients at Waiuku Medical Centre, visitors to the supermarket etc. over 2000 signatures were presented to council.
d) In 2020 3000 homes were passed by Council with a further 700 approved in February 2022 resulting in an increase in population of approximately 15,000 people, excluding numerous one-off properties + 75 Lots on Cornwall Rd submitted Sept 2022.

9. Good Sporting Facilities and Community Spirit is very important:

a) Council say Pools will be built with a population of 30,000.
b) Schools 26 low decile schools in Waiuku and surrounding areas are currently having to have school swimming competitions in a 65-year-old cold shallow pool, 25 metres, 5 lanes and 1.2M deep, which is only open 4 months of the year (6 weeks is over the school holidays) limiting for swim comps which takes days. When it's open, only 2 lanes available. (holidays standing room only).
c) Number of drownings continue to increase, teaching children to swim is more important than ever. Relying on back-of-truck swimming pools, we need to provide access to a fit-for-purpose pool facility to teach our children to swim, rehabilitation, etc. E.g. www.northernarena.co.nz
d) Current pool has had major upgrades of pumps and repairs for numerous leaks, ongoing. The pool is the subject of regular increasing vandalism. Council have spent approximately $200,000.00 – Security cost outstanding - on the current pool in 2021/22 replacing 3 pumps, painting and sealing the pool and concreting around the perimeter of the pool which has been closed during (open) summer months 21/22.
e) **Mental Health Issues** increased 10-fold in 20-22. Sports inclusive community projects are necessarily the best and most cost-effective healing process.
f) Facilities for visiting sports teams – for 40 (20 male and 20 female) serving a dual purpose as Waiuku Family Support Overnight Emergency Housing.
g) Matthew Murphy (ex-Council Representative), at a council meeting quoted Council needing $50 million for a new pool. We received a quotation from Northern Arena, Matthew Saunders for 4 pools at $12 Million (2019 - With inflation $15 million excluding the land prior to Covid) Nov 22 $20M doubling every 10 years.

10. Actions Requested

a) Please reopen Application Dated 2.6.21, Application No. 2600856520 or we can resubmit.
b) Dialogue with both Councils, Auckland, Waikato, Ministry of Education, Ministry of Health.

11. Website and Logo We entered a Competition advertised at New World and won $1,030.00 towards Marketing.
12. Waiuku and Surrounding population Community meeting. Please can we use Waiuku Library Council Room or Town Hall as meeting premises at no cost. We would be grateful if Auckland Council could supply presentation dates.
13. Submission will proceed when Council sits.

a) If this new re-submission requires payment, please advise us and we will pay promptly. If you know of anyone or any other department which would be able to help us with this Aspirational Community Project, please forward this onto them.
b) Kieran's items 1-6 we will proceed with once we have Council's Pre-Needs Assessment, confirmation of land usage.
c) Councils could not find any information re Sports Hub!

14. LOOKING FOR NEW COMMUNITY PEOPLE - TO MAKE A DIFFERENCE!
15. We have kept all records, over the 4 years, if anyone would like to continue the cause.
16. New World votes for September's outcome, overwhelmingly was in our favour!

We look forward to having your support of our Aspirational Community Project and look forward to further discussions.

Yours Sincerely
Sue Markram
Serena Roper
P.P. W.C.E.S.H Inc
waiukupoolrec@gmail.com
[redacted]

Future Development Plan 2023 #8627

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Please refer the attachment

Future Development Plan 2023 #8628

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#8628

RUSSELL PROPERTY GROUP

Auckland Council - Future Development Strategy Response

Russell Property Group is a developer with property interests throughout Auckland, part of Russell Group, a bigger entity focused on Construction and Property.

Russell Property Group, are also an investor in, and Manager of, property owned by **Beachlands South Limited Partnership (BSLP).** BSLP is the requestor of Proposed Plan Change 88 – Beachlands South (PC88) to the Auckland Unitary Plan (AUP).

BSLP is a limited partnership between MIB Limited Partnership (A Russell Property Group entity), NZSF Beachlands Limited (A New Zealand Superannuation Fund entity) and Ngai Tai Hapai Development Limited Partnership

HAPAI

NGĀI TAI KI TĀMAKI

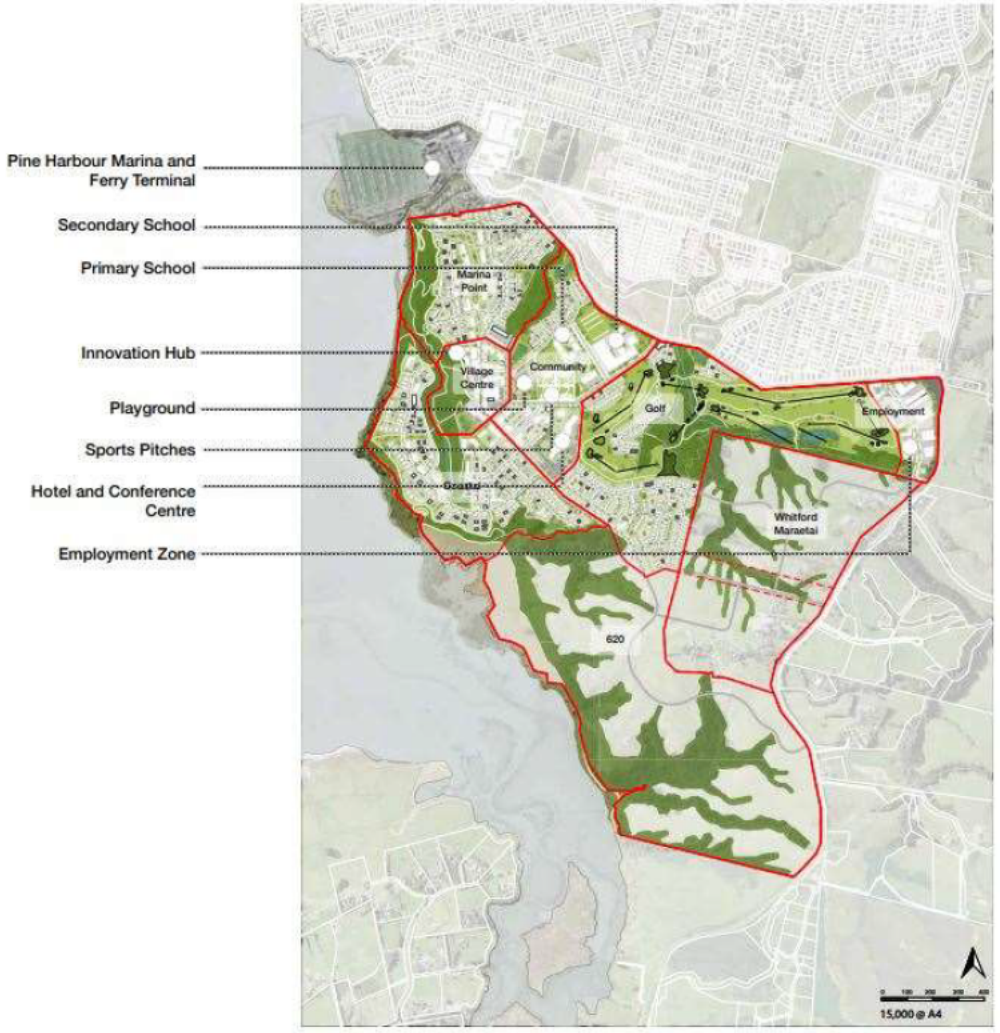
NZSUPERFUND
Te Kaitiaki Tahua Penihana Kaumātua o Aotearoa

RUSSELL PROPERTY GROUP
PROPERTY REDEFINED



The Project – Beachlands Today and Proposed






NOT TO SCALE

Beachlands South



Unique Features

- The strength of our Partnership (NZSF, RPG, & partners Ngāi Tai ki Tamāki and Hāpai) can deliver this project
- Funded infrastructure solutions for potable water, wastewater and transport
- The Regional Policy Statement permits extension of the existing coastal town
- Existing ferry terminal
- Significant housing, employment provision, community amenities and education
- Sustainable and low-carbon development
- Significant ecological protection, restoration and enhancement – 80ha Ecological Protected Area Network



RUSSELL PROPERTY GROUP
PROPERTY REDEFINED

HAPAI
DEVELOPMENT PROPERTY

NGĀI TAI KI TĀMAKI
Tapuwae o Nuku · Tapuwae Ariki · Tapuwae o Tai

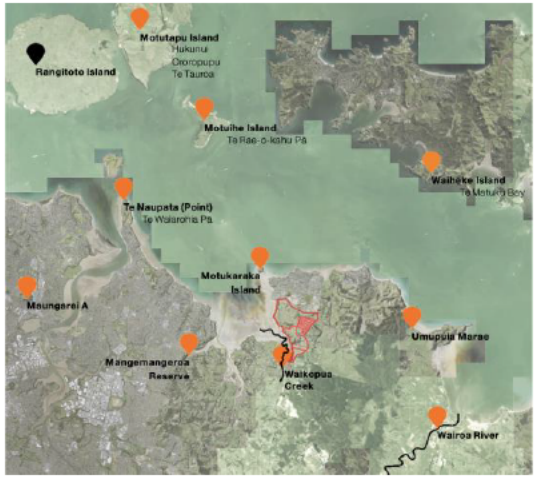
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Cultural Heritage

Mana Whenua

Ngāi Tai ki Tāmaki have a long and unbroken history of geneology and settlement in the Auckland area. Ngāi Tai ki Tāmaki have a strong relationship with the Wairoa River and its surrounds, including the Pohutukawa Coast and extending across to Rangitoto, Motutapu and Motuihe islands. The exceptional relationship with their ancestral lands was acknowledged in the Ngāi Tai ki Tāmaki Claims Settlement Act 2018 and should be recognised as a matter of national importance. The Marae at Umupuia is the Mana Whenua Marae of the Ngai Tai Iwi of Umupuia and Tāmaki Makaurau.

Mana whenua must be involved in the design process and we understand a relationship with Ngāi Tai ki Tāmaki and the client is already being fostered. Our design process would also necessitate a strong relationship to be built with mana whenua.



Sites of significance for Ngāi Tai ki Tāmaki - Areas where there are sites of ownership are denoted in orange.

The Marine Garden Suburb

The settlement at Beachlands and Maraetai has evolved from early beaches to bustling suburbs.

Originally promoted as The Marine Garden Suburb with frequent boat services, Beachlands is now entering a new era as the coastal living and low-key community lifestyle becomes even more attractive.

#8628





1300 approx — Māori arrive in New Zealand



1840 — Treaty of Waitangi signed



1843 — European Settlers first arrive in Beachlands



1840-60s — Settlers start clearing the native bush and farming the land



1922 — Richard W. Kipplewhite first subdivided the farm at Beachlands



1927 — Road to Auckland is built to supplement steam boat service



1950s — Beachlands popularity increases as a 'Holiday Town'



1998 — Formosa Golf Club hosts NZ Open



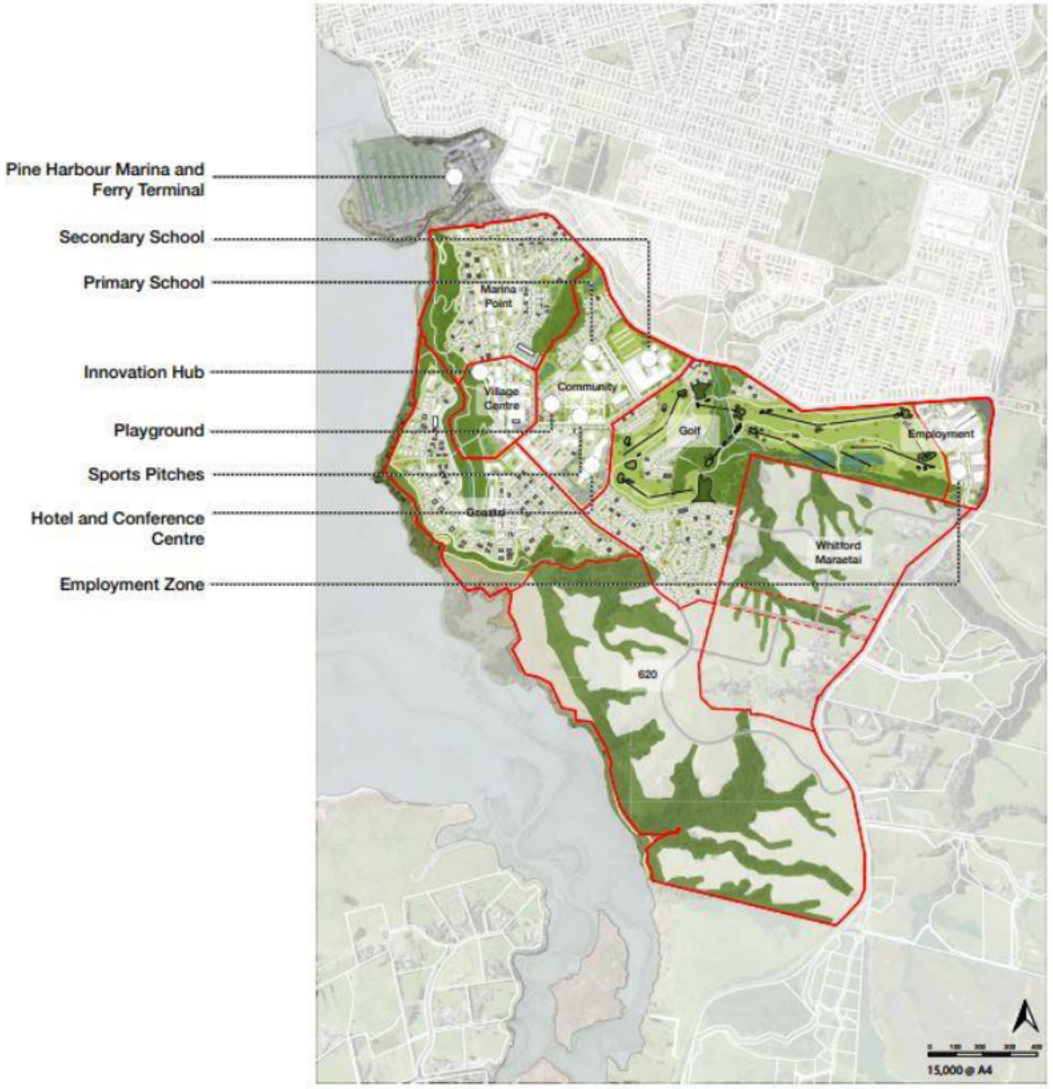
2017 — Pohutukawa Coast Shopping Centre opens



2020 — 110 Jack Lachlan Drive, 620 and 712 Whitford-Maraetai Road are purchased

The Project – Beachlands Today and Proposed





–

A. Old Beachlands

1950-60s

B. Spinnaker Bay

1995

C. Pine Harbour

1995

D. Formosa Golf Resort Resource Consent

1996

E. Pine Harbour Marina Plan Change 34

2011

F. Plan Change 30

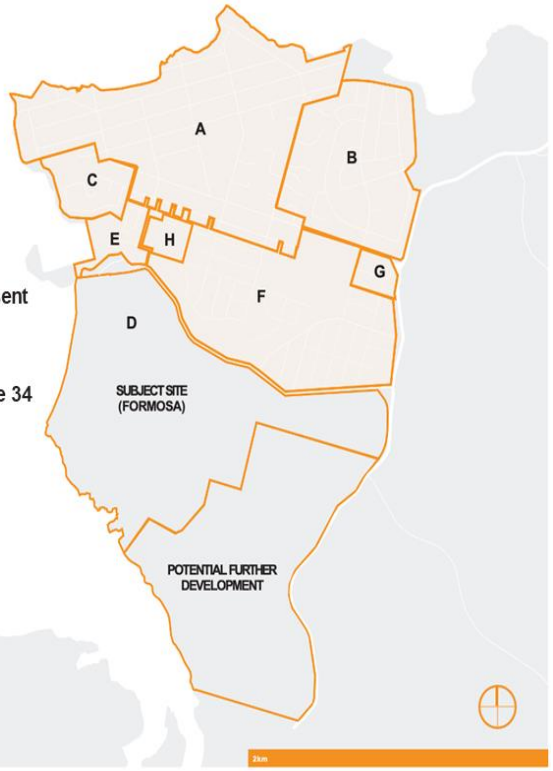
2011

G. Plan Change 30A

2011

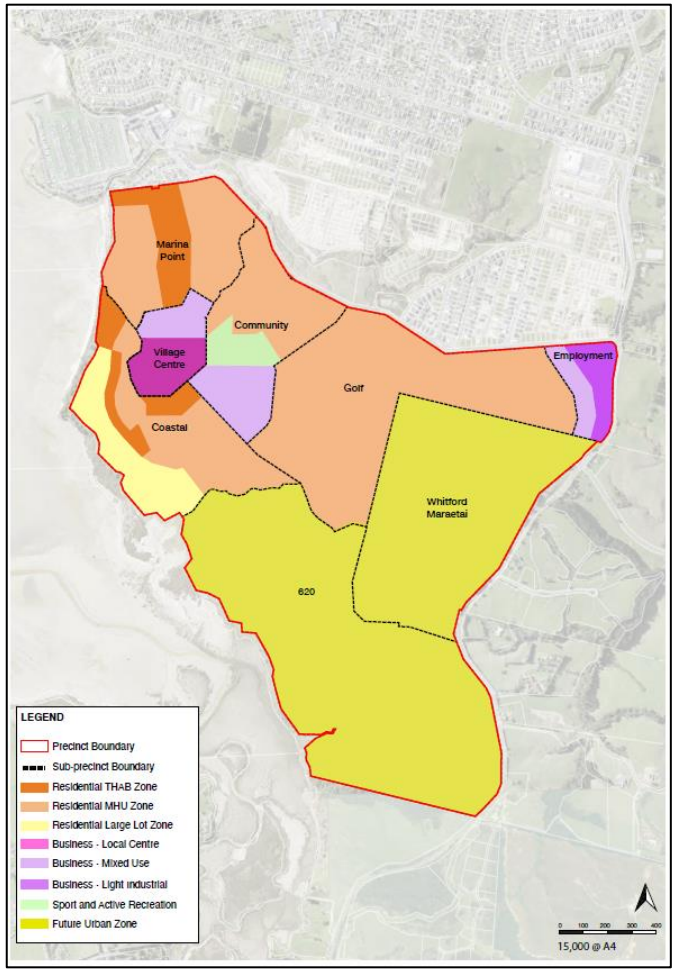
H. Metlifecare Resource Consent

2019





–



Application of ‘ South Precinct’

Our Vision

- Improve the quality of life of the residents and the wider community
- Partner with stakeholders to deliver community outcomes
- Kaitiakitanga of the natural environment
- Incorporate a sustainable development framework, efficiency in energy and resources and low in carbon footprint
- Provide quality housing across the spectrum
- Extend the growth of this thriving coastal community into a new era

#8628



Partnership
Establish long-term partnerships with local iwi, key stakeholders and the community

Kaitiakitanga
Connect people with nature to cultivate a strong sense of custodianship and well-being.

Low Carbon & Biodiversity
Balance nature and development to address the twin global emergencies on climate change and biodiversity loss.

Sponge City
Generate an innovative and resilient three waters management strategy.

Neighbourhood Identity
Promote a strong sense of belonging through a unique compact spatial plan.

Diverse Communities
Foster a diverse community through adaptability and choice in the built environment.

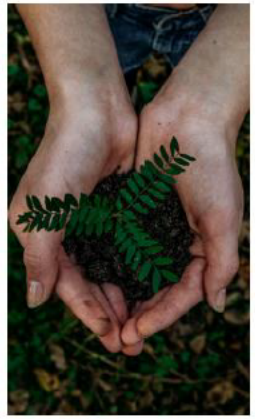
Thriving Local Community
Create a local and self-sufficient heart for the Beachlands Community.

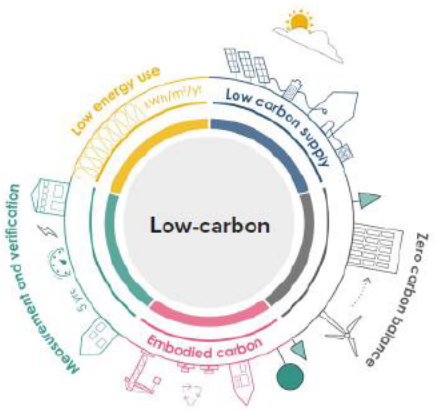
Modal Shift
Encourage a modal shift by establishing a healthy and well connected movement network.

Sustainability

- Key attribute of the precinct is sustainability and contributing to the effects of climate change and biodiversity loss.
- Integral component of vision for Beachlands South – an innovative, regenerative and low impact development that is sustainable and resilient that will thrive for many generations to come.
- New buildings and dwellings requiring resource consent will be assessed against the Beachlands South Sustainability Strategy, included as assessment criteria in precinct provisions.



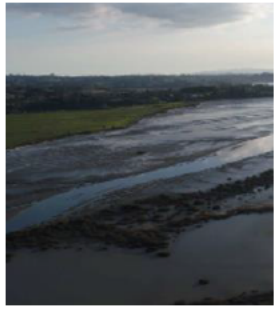




A sustainable development

1. Water Management and Water Sensitive Design

A sustainable three waters management strategy to ensure long-term benefit to the development, the wider community and surrounding natural environment.



2. Biodiversity and Ecological Regeneration

This includes extensive planting, especially around waterways, creating new habitat areas for fauna and flora and a healthy environment for residents and visitors to enjoy.



3. Health, Wellbeing and Culture

A built environment the embodies principles that foster the physical, mental, social, cultural and economic wellbeing of residents and visitors of Beachlands South. This includes design principles that align with Te Ao Māori values.



4. Low-carbon Development

A low carbon development, with significantly reduced embodied and operational energy, as well as significant on-site native planning for carbon sequestration



5. Renewable Energy and Energy Efficiency

All-electric, renewable energy sourced residential development with on-site energy generation, energy efficient infrastructure and buildings, reduced water and operational energy demand



6. Transport – Modal Shift and Healthy Streets

A movement network that prioritises active modes of transport such as walking and cycling, shifting away from car-dependent transportation, making streets safer, quieter and healthier.



This Water Sensitive Approach delivers a number of added benefits that also have a home in other sections of this document.

The 'living machine' strategy that deals with sewage has become a learning and tourist attraction in places such as the Earth Centre in the UK and in Halifax, Canada.

This approach also suggests an interdisciplinary employment opportunity; one that can support either a Regional Park designation or a Community Land Trust.

There would be a need for local employment for all levels of ability and knowledge from urban realm maintenance (now including blue infrastructure and passive surveillance convivial streets etc.), to technical staff. It could also offer concierge and park ranger positions.

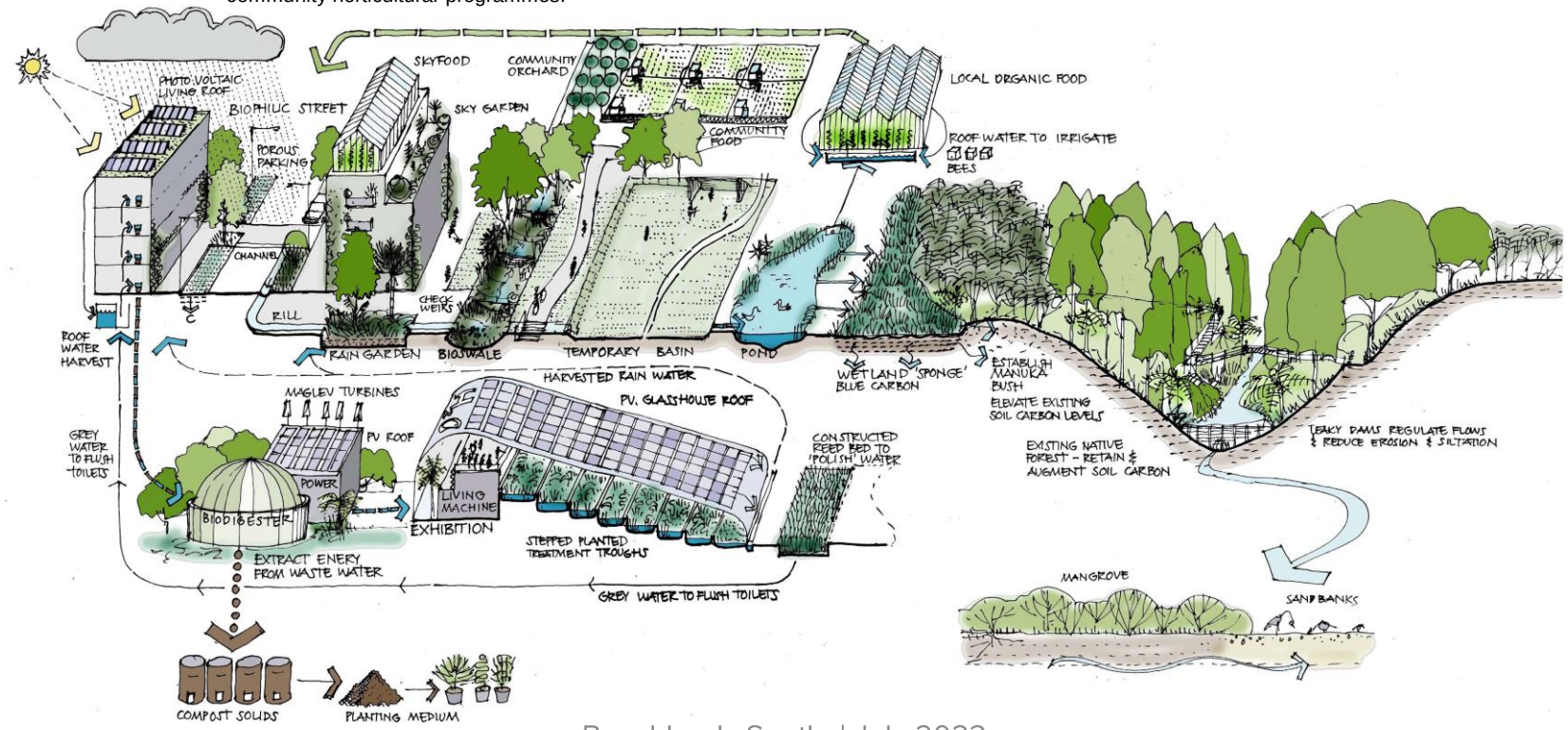
As already mentioned, educational opportunities founded on related tourism, cultural oversight, study/teaching, and R+D opportunities for specific university departments are increasingly being established.

Other employment potential can be found in the food sector where food growing and the promotion of healthy eating can support community horticultural programmes.

These local employment opportunities can further deliver a self-sufficient development and social cohesion, empowering local communities, and giving volunteer opportunities for the existing older and wealthier population.

Linked to carbon sequestration and storage, human and ecological health, features include:

- Introducing a circular system for urban water use
- Re-hydrating the landscape to bolster and extend native vegetation + facilitate carbon sequestration
- Keeping systems local and using nature-based solutions
- Capturing energy and water
- Creating a biophilic healthy setting for living and working with opportunities for local food growing

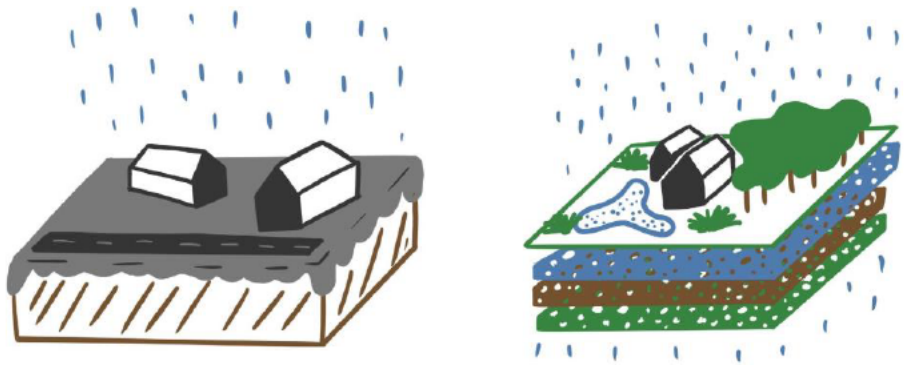


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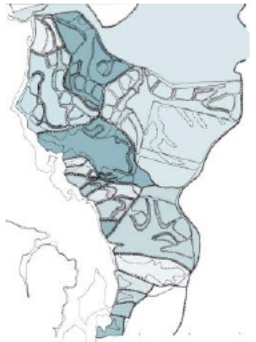
Sponge City (Three Waters)

Generating a new water strategy.

Innovative three waters management



A Linear System → A Circular System



The Catchments
The urban heart drains in four directions



The Urban Sponge
Different means for different densities



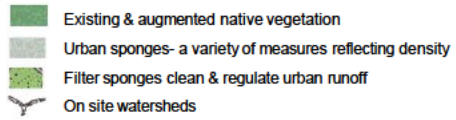
The Ecological Sponge
Existing native vegetation retained and augmented + urban runoff filters buffering natural system

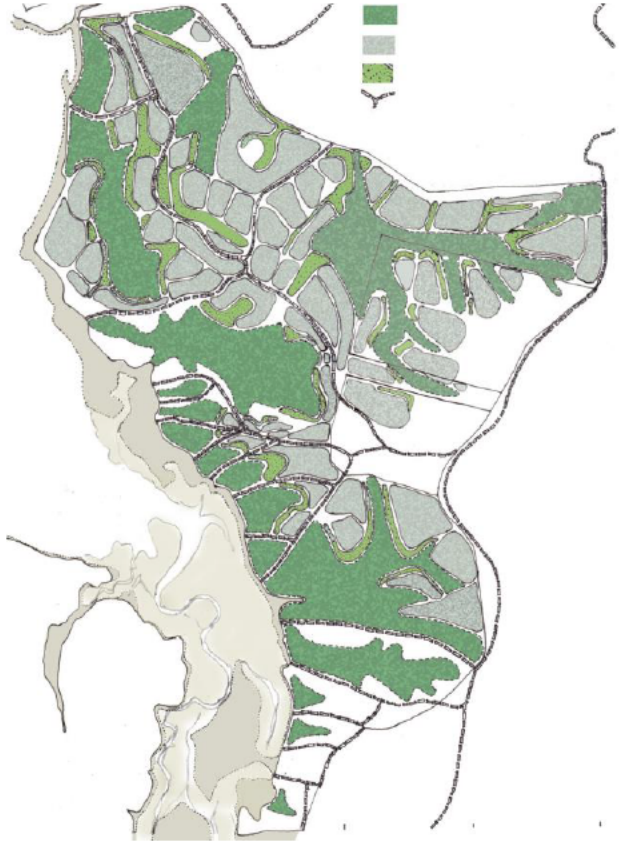
The Aim:

- Re-hydrate the site
- To protect the sensitive estuarine habitats from pollution
- To improve soils and increase carbon storage
- To support carbon sequestration (moist soils are better than dry one) in biomass

The Means:

- Extend and revive native vegetation - wetland, bush and forest
- To filter runoff and place a brake on its flow
- To create an urban sponge to slow and clean run-off





Government and Council transport emissions policies #8628

Our path to net zero transport will deliver a better transport system and improve wellbeing

1. Reduce reliance on cars, support people to walk, cycle and use public transport.
2. Rapidly adopt low emissions vehicles
3. Begin work now to decarbonize heavy transport and freight

AUCKLAND COUNCIL

The areas that will see Auckland achieve its 64 per cent reduction in emissions by 2030

- ✓ Using public transport much more
- ✓ Prioritising and resourcing sustainable transport
- ✓ Reducing travel where possible and appropriate
- ✓ Making neighbourhoods safer, with less traffic
- ✓ Putting things closer to where people live
- ✓ Electrifying private vehicles
- ✓ Supercharging walking and cycling
- ✓ Enabling new transport options
- ✓ Making buses, trains and ferries low emissions
- ✓ Helping Aucklanders make sustainable transport choices

The idea is for people to stop their cars for trips of less than 6km which accounts for about half of all trips and either walk, cycle or use public transport

BEACHLANDS SOUTH Response:

- ✓ Design principles that align with Te Ao Māori values
- ✓ Policies and objectives to deliver progressive, coordinated infrastructure delivery
- ✓ Reduce car dependency, local employment, education, community amenities, complimentary retail
- ✓ Safer and well-planned urban environment which embodies principles that foster health and wellbeing
- ✓ Sustainable housing (Greenstar)
- ✓ 80 hectares of planting
- ✓ Better integration of transport with land-use planning
- ✓ Provide a suite of infrastructure upgrades at key internal road intersections
- ✓ School travel, shorter, safer and healthier
- ✓ EV Internal shuttle service to ferry
- ✓ EV charging stations
- ✓ 3.5km coastal walkways, 16.5km of ecological, on road shared path and cycleways
- ✓ Active mobility – e-bikes, e-scooters, e-vehicles
- ✓ Improving travel choice and accessibility
- ✓ Support zero emissions public transport and ferries

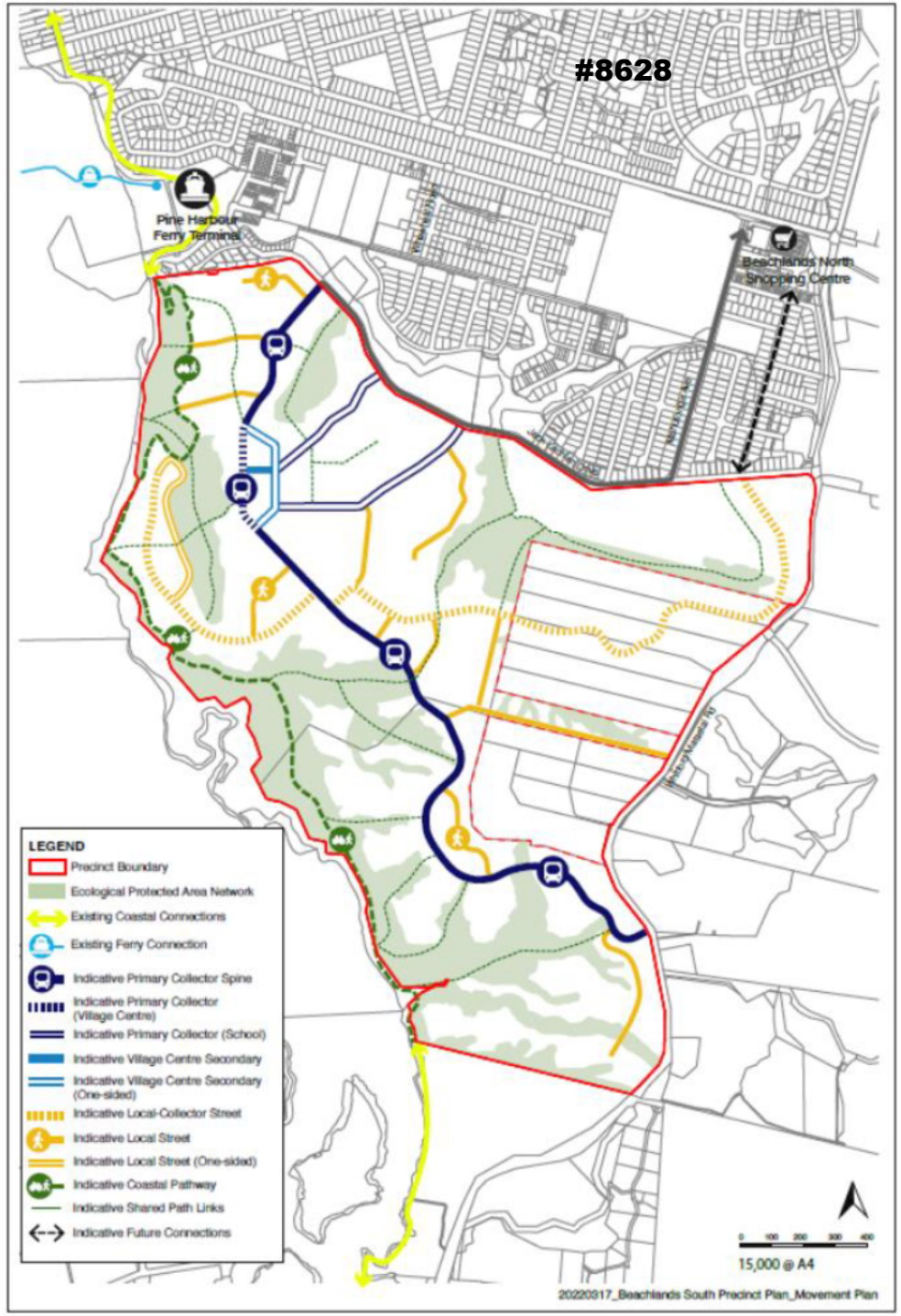
Key transport features

External

- Upgraded Jack Lachlan Drive with separated active modes
- Active mode crossings of Jack Lachlan Drive to connect the communities
- Enhanced Pine Harbour ferry service
- Upgraded external intersections

Internal

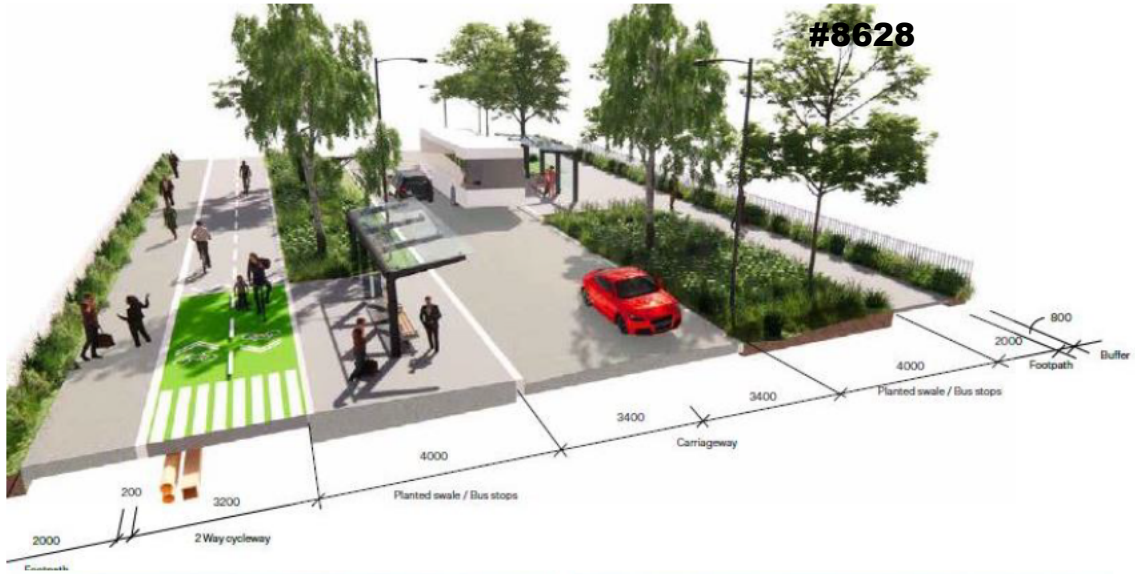
- Central (black) collector spine road with separated active modes – eventually an important future bus route
- Additional (green) collectors with separated active modes to connect main destinations
- Coastal (yellow) shared pathway
- Narrow, traffic calmed (blue) local roads
- Direct active mode link to ferry terminal



Reduced car dependency

- Clear and measurable mode shift targets
- Locate density around public transport routes and nodes (e.g. ferry terminal), major movement corridors, village and neighborhood centre's
- Car share schemes
- Village centre and other areas zoned commercial and mixed use to attract employment
- Live-work opportunities to the area and reduce trips required beyond the precinct
- Provide a multi-modal transport spine that will provide a high level of service in terms of frequency
- Support the enhancement of the existing ferry service. For example: to increase frequency and capacity of ferries

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Modal Shift

Encourage a mode shift by establishing a sustainable and well connected movement network.

Objectives

- Design streets as places - not solely movement corridors.
- Prioritise active and public transport modes (including car share) to reduce car dependence
- Design a permeable and legible movement network to promote a well connected community.
- Provide viable car-free housing typologies.



Source: [redacted]

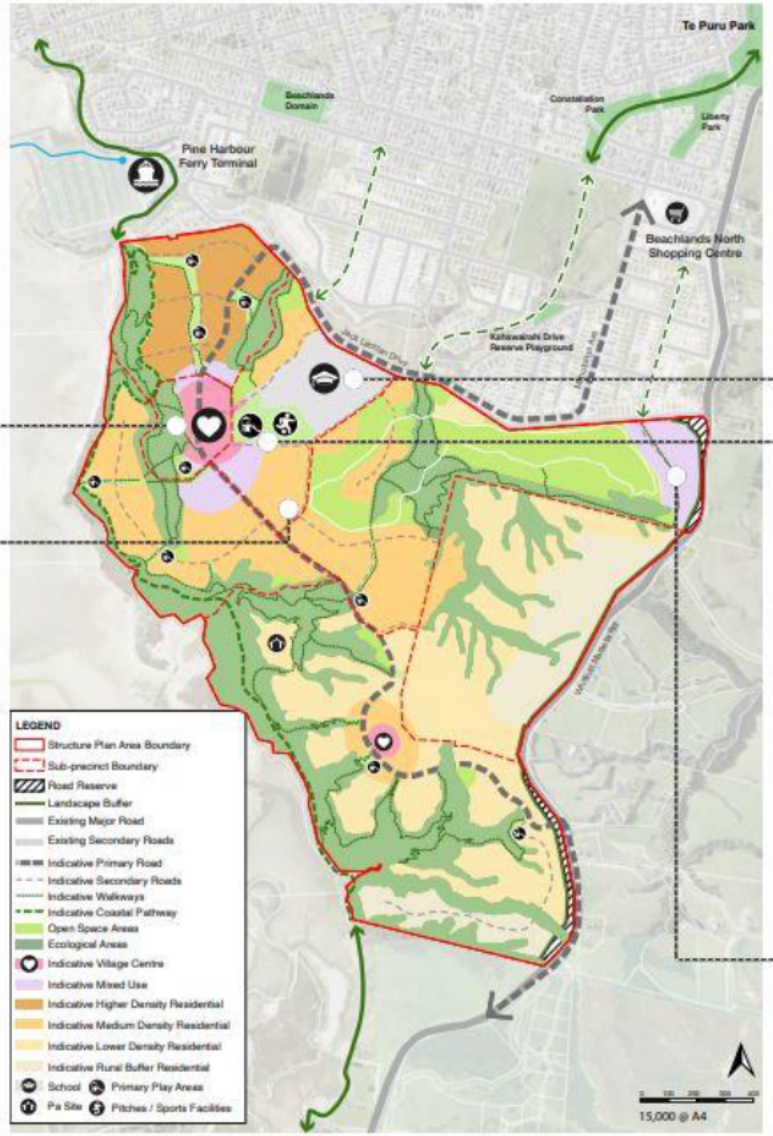
Living Here

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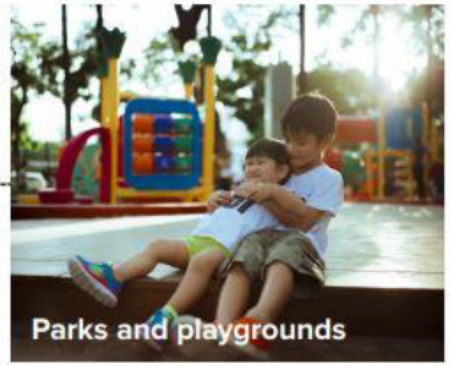






















Draft Illustration

Employment

Village centre



- Business – Local Centre, Business – Mixed Use and Business – Light Industry zonings apply the Village Centre, Community and Employment sub-precincts.
- Underlying zoning provisions applying providing for the development of a range of commercial and employment generating activities.
- Innovation hub – local employment opportunities and community facilities.

Housing





- Proposed residential zones - THAB, MHU and Large Lot along the coastal edge.
- Provision for a variety of housing types including apartments, three-storey walkups, terraces, townhouses and detached dwellings.
- Changes from Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill incorporated into precinct provisions.
- Medium Density Residential Standards (MDRS) included as standards in the precinct provisions for development of residential units.
- Equivalent standards in underlying THAB and MHU zones excluded and MDRS apply.
- Subdivision variation control applies over Large Lot Zone.





