

Attachment G: Process to arrive at the sequencing of future urban zoned land

The approach undertaken to identify the sequencing of the likely structure planning/development readiness for the future urban areas was primarily a technical exercise that consisted of the following key stages:

- i. work initially focused on building a greater understanding of each future urban area by consolidating the planning information held across council and undertaking high level technical analysis. This exercise provided a clearer picture regarding the potential land uses, development capacities, development opportunities and constraints and the bulk infrastructure projects that would be required to urbanise these areas
- ii. a suite of principles was established to guide the development of the Strategy and to allow the overall prioritisation of the Future Urban areas within the short, medium and long-term timeframes of the Strategy
- iii. a series of technical workshops was held with key infrastructure providers including Auckland Transport, Watercare, Veolia and the New Zealand Transport Agency (NZTA). The workshops looked at each geographic location separately to understand the likely localised infrastructure requirements
- iv. the resulting information was then used to develop an overall regional picture and develop recommendations for when a future urban area should be live zoned. This required all areas to be compared and then sequenced. The regional analysis also compared the development capacities that were likely to occur and the necessary key enabling infrastructure projects (and their timelines and potential costs where known) with the aim that development capacities could be delivered, and that infrastructure costs could be spread, over the period of the Strategy
- v. the outputs from all of these stages were then consolidated into a table that sets out the sequence order in terms of the council's intentions of when these areas would be ready for urban development.