Date: Thursday 16 May 2019  
Time: 2.00pm  
Meeting Room: Council Chamber  
Venue: Orewa Service Centre  
50 Centreway Road  
Orewa

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**Rodney Local Board**  
**OPEN MINUTE ITEM ATTACHMENTS**

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
SILVERDALE WEST DAIRY FLAT
DRAFT STRUCTURE PLAN

WILKS ROAD SOUTH LAND OWNERS GROUP

DISCUSSION PAPER

MAY 2019
Overview

- My name is Brian Sutton and I am the coordinator for a group representing the Silverdale West Dairy Flat Community, known as the Wilks Road South Land Owners Group (WRSLOG) and we are submitters to the Council’s Draft Structure Plan.

- I have 40 years experience in Land planning and property development both locally and internationally, so have a good understanding of the key issues here.

- As a Community Group, we have around 300 members

- We are NOT a group of NIMBY’S who are anti progress but ARE interested in addressing the challenges of the planning and development process to ensure that outcomes proposed are based upon best practice Urban Design principles and well researched evidence.

- We have been actively involved with all stages of the UP process, various hearings, Community Consultations etc

- We seek to have our voices heard and at the same time offer potential solutions for consideration, within the Statutory Process.
- Auckland Council adopted the Future Urban Land Supply Strategy in July 2017 and as part of this process Council identified an area of approx. 600ha’s as being a Business and Employment Zone and as being “developer ready” by 2022. Refer fig 1.

Fig 1 Future Urban Area Sequencing
Throughout the entire UP process and Council’s subsequent release of the Structure Plan Area in Dec 2017, the area had been described as a Business and Employment Zone.

The plan makes the important distinction between “Business Use Area” and “Industrial Use Area” at Silverdale and Dairy Flat. Refer fig 2.

Following adoption of both the FULSS and the Unitary Plan, the community felt it was reasonably well informed as to the future direction, generally, of the area including the timing of the proposed growth and its infrastructure and employment demands.

Figure 2 Silverdale West Dairy Flat Business Structure Plan Area Dec 2017
• Council had commissioned numerous reports purporting to be identifying “Business Demand” in support of the Structure Plan Area.
• That was until, out of the blue, after numerous delays for reasons undisclosed, in March 2019 the Council released a completely new planning concept upon the Community, which had moved dramatically from all prior representations that Council had made to us all. Refer fig 3

• This is in particular regard to the two key issues being a) timing of development (developer ready by 2022 changing to 2048) and b) proposed Land Use changing significantly from “Business and Employment” to exclusively Light and Heavy
• The Community feels it has been deceived by Council

• National Policy Statement for Urban Development Capacity (NPS) requires ALL Business Demands to be assessed to meet statutory obligations

• Draft Structure Plan ignores the primary objectives and policies of the NPS and therefore Council has ignored its primary statutory obligations that it has already adopted within its NPS and FULSS. Refer fig 4

• Council’s own advisers (Market Economics) explicitly confirm the following:
  o All of the reports were directed to assess ONLY Light and Heavy Industrial Uses.
  o All other Business Uses such as General Business, Mixed Use and Centres were specifically excluded. (Silverdale Business Land Assessment Report 17 May 2018 ME)

• FULL BUSINESS USE DEMAND ANALYSIS HAS NOT BEEN DONE AND THE CURRENT DRAFT STRUCTURE PLAN ONLY Responds TO A SINGLE USE /DEMAND ASSESSMENT.

• Single Use zoning i.e Industrial only, fails to meet NPS Objectives OA1-OA3 and must therefore be rejected.

• Review Draft Structure Plan Zones and Uses once ALL Business Group demand assessment has been completed and assimilated into revised Draft Structure Plan.
Figure 4 Summary of National Policy Statement
Objectives

<table>
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<th>Objectives</th>
<th>These objectives apply to all local authorities and decisions</th>
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<td>OA1.</td>
<td>Effective and efficient urban environments that enable people and communities and future generations to provide for social, economic, cultural and environmental wellbeing.</td>
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<td>OA2.</td>
<td>Urban environments that have sufficient opportunities to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</td>
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<td>OA3.</td>
<td>Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.</td>
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- Good Urban Design
- Mixed Use
- Flexible Use
• Independent Assessment (M.E) of the North Shore Catchment identifies that locally within the existing Light Industrial Zones (such as North Harbour), that 56% of existing uses are NON INDUSTRIAL USES.

• These “other” uses are where the largest employment growth is predicted to occur over the forecast period.

• Introduction of Heavy Industrial zoning (contrary to the ME advice) provides severe constraints on flexibility of land use and generates very low employment /ha outcomes, let alone the potential environmental effects. Refer fig 5

• The 50,000 dwellings proposed in the adjacent areas including the FUZ (Future Urban) over the same 2-3 decades generates an employment demand of around 60,000 jobs.

• Council propose Single Use Industrial zoning, predicted to only generate between 9,000 – 15,000 jobs. This means up to 45,000 employees will need to travel “out of zone” daily which only adds to future congestion, amongst other things.

• The proposed Urban Design and Zone rules need to provide for significant employment growth and be FLEXIBLE enough to respond to the key growth areas, over time, not just focus on Single Use zoning policies.
North Shore Aeroclub

- Council Draft Structure Plan inappropriately continues to provide concessions to Aeroclub, a private incorporated Society.
- Aeroclub Status
  - Governed by CAA rules, not Council
  - Current status is a Non Certificated Aerodrome, not an “airport”
  - Used as an Aviation Club by private members and also for helicopter pilot training.
  - USE is RESTRICTED under Council Special Zoning Consent Conditions
  - Existing Consent Conditions Require Aeroclub not to adversely effect surrounding areas.
- The Club has:
  - NO LAND AVAILABLE FOR EXPANSION
  - FIXED PHYSICAL CONSTRAINTS OF EXISTING INFRASTRUCTURE
  - NO FUNDING FOR EXPANSION
  - NO CONSENTS FOR FURTHER EXPANSION INCL
    - NO CAA APPROVALS AND CANNOT BE OBTAINED ON EXISTING SITE
    - NO MINISTRY OF TRANSPORT APPROVAL OR DESIGNATION
    - NO RESOURCE CONSENT APPROVALS FROM A.C

- The Community supports “as is” operations and requests Council waste NO FURTHER valuable resources on catering for any further expansion until Aeroclub can confirm their ability to resolve the above fundamentals.
- A HIZ zoning to “placate” Aeroclub perceived issues is breach of due process and its existing Consent Conditions.

Figure 5.0 Proposed Heavy Industrial Zone (HIZ)
Auckland Council March 2019
The United Nations have issued 5 Key Principles for Sustainable Neighborhood Planning which includes the Need for Mixed Land Use Zoning as a key factor to address future urban challenges such as congestion, segregation and car dependency. Refer fig 6 below.

UN-Habitat supports countries to develop urban planning methods and systems to address current urbanization challenges such as population growth, urban sprawl, poverty, inequality, pollution, congestion, as well as urban biodiversity, urban mobility and energy.

In recent decades, the increase of cities has changed significantly because of accelerated population growth. Many formerly small growing areas in urban sprawl, which often the conviction of large areas of land and is usually accompanied by many serious problems such as the loss of farmland, high carbon emissions, low density and high energy use and high exposure of urban residents to these problems, have been addressed by the UN-Habitat approach that promotes an integrated approach to urban planning and development to help create new and sustainable neighborhoods between urban dwellers and urban sprawl. This approach is based on 5 principles that support the key features of sustainable neighborhoods and other compact, inclusive, accessible.

**HIGH DENSITY URBAN GROWTH vs URBAN SPRAWL**

- **Aremenian City, Paris, France**
- **Urban sprawl, Albermarle, USA**

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**THE FIVE PRINCIPLES ARE:**

1. **Dedicated spaces for urban and rural needs:** The urban network should occupy at least 10 percent of the available land for 10 percent of the population.
2. **High density:** At least 50 percent of all new buildings should be built in high-density urban areas.
3. **Multi-functional use:** At least 30 percent of all new spaces should be designed for mixed-use or mixed-use buildings.
4. **Natural environment:** Significant areas of natural and rural environments should be protected.
5. **Urban land-use coordination:** At least 20 percent of all new buildings should be made in urban areas.
WRLOG SOLUTION

- Mixed Use Zones for a range of Business and Employment Uses.
- Live / Work solutions on upper levels excluding residential on ground floor.
- Covenants to manage reverse sensitivity issues.
- Flexibility of Uses to meet market over time.
- Linear growth i.e parallel with SH1 rather than across zone for easy staging.
- Medium density development with minimum employment requirement of 70 jobs/ha
- Walkable communities with strong connectivity
- Recognize additional LIZ opportunities outside of RUB, but already developed incl HIZ in part.

- We want to see “Smart Growth” founded on recognised Urban Design principles and well researched evidence for the planning of our future, not a narrowly focused, inflexible “land grab” for a restrictive single use zone that will not be able to respond to the market challenges going forward.

- It also needs to respond in a timely manner and in accordance with Council’s adopted commitment as described in the FULSS. Refer fig 7 overleaf.
Figure 7 WRSLOG SWDF Structure Plan CONCEPT
Mixed Use Business/Employment - LIVE/WORK
KEY SUMMARY

4 KEY OUTCOMES FOR THE COMMUNITY

1. TIMING OF LAND RELEASE

- Review staging program to remain in line with FULSS for the SWDF area i.e 2022 or thereabouts for the Business and Employment Zone, subject to adequate funding arrangements.

- Do NOT zone any land NOW that will not be developed until 2048 or thereabouts. Any late stage demand analysis should be done closer to when the land would be ready for development, maybe by one decade prior. ME confirmed that modeling 30 years out is impossible due to high range of variables.

- Any such land that is deferred for longer than one decade to remain as Future Urban Zoning until core infrastructure is able to be funded adequately. Update the FULSS and NPS accordingly.

2. EMPLOYMENT DEMAND

- Complete the FULL Business Demand Analysis and modify the Draft Plan accordingly. All zones need FLEXIBILITY of Use and Location and not be Single Use, as Council currently proposes.

- Ensure that all zoned land in the Business and Employment zoning can generate employment at high density i.e minimum of 70 jobs / ha nett.

- Focus on high growth/demand sectors including:
  - health,
  - professional services,
  - retail and
  - education.

- The current Council solution only delivers an average of 15 -25 job’s /ha well below what is needed
3. LAND USE

- Focus on Mixed Use across all Business Sectors with high Live/Work environments to enable walkable, compact and sustainable communities.

- Delete any Heavy Industry zoning due to its inflexibility and likely noxious and toxic industries which locate in such zoning. Heavy Industry should be serviced by heavy rail, not roads. Consider North West development corridor i.e Kumeu, Helensville or Kaukapakapa, as a more appropriate area for HIZ once serviced by sewer and water.

- Include land areas outside of the RUB for inclusion in land supply analysis, as its already being utilised for Industrial including expanding the existing Industrial Use between Horseshoe Bush Rd and Kahikatea Flat Rd (approx. 70ha).

- Ignore future proofing of the Aeroclub as it is a private enterprise.

4. INFRASTRUCTURE

- Bring forward the Wilks Rd Interchange (and consider Penlink Interchange) as part of the stage one transport infrastructure.

- Construct new water reservoirs on East Coast Rd and Wilks Rd West (hilltops) to provide additional peak load supply between 2022-2030 until additional No 2 pipeline is completed.

- Use non Council funding options to fund infrastructure in initial stages to maintain delivery program, as has been done in other areas.
We are entering into the 4th Industrial Revolution, the Digital and Big Data Revolution. We will all incur substantial changes within society over the next few decades which will include influences from:

- Artificial Intelligence
- Automated vehicles and new forms of transport i.e. vehicle share and self drive drones
- Digital influence on everything i.e. the Internet of Things
- 3D printing and additive manufacturing i.e. zero waste
- Impact of new technology and materials i.e. graphene 200x stronger than steel but only 1/millionth thickness of a human hair

All of these are examples of already proven technology that will influence how we live and work.

We need to plan for the future to include walkable, live/work zones today that are flexible enough to embrace a changing market. Not repeat the Single Use restrictive zoning of the past.

THE WRSLOG primary submission (copies attached) identify the key cross references taken from the various expert reports that Council have commissioned and the expert advice that has been ignored by Council in the development of the Draft Structure Plan.

Brian Sutton
Wilks Road South Land Owners Group
Coordinator
Fig 8
Live /Work Solutions
WRSLOG MEETING ATTENDANCE

Meetings, Hearings, Presentations by WRSLOG:

- The draft Auckland Unitary Plan (dated March 2013)
- The Proposed Auckland Unitary Plan (notified 30 September 2013)
- Public submissions on proposed Unitary Plans made February 2014
- Public submissions on sequencing in the draft Future Urban Land Supply Strategy August 2015
- The Unitary Plan Independent Pre Hearing Meeting 4 September 2015
- The Unitary Plan Independent 2nd Pre Hearing Meeting 15 October 2015
- Evidence submitted to Unitary Plan independent Panel December 2015
- Hearing with Unitary Plan independent Panel January 2016
- Auckland Council Transport Meeting Dairy Flat School Hall 5 March 2016
- Decision of Independent Hearing Panel 28 July 2016
- Auckland Future Urban Land Supply Strategy Refreshed (FULSSR) draft issued July 2017
- Auckland Future Urban Land Supply Strategy Refreshed (FULSSR) adopted by Auckland Council Planning Committee on 4 July 2017
- Draft Structure Plan Community Consultation by Council x 2 April 2019

We are now being asked for yet more submissions on the Draft Silverdale West Dairy Flat Industrial Area Structure Plan (March 2015) that totally ignores the sequencing of development for Dairy Flat as ratified by Auckland Council in the FULSSR.

So instead of concentrating on the structure plan for the area, we are now back at the beginning determining the sequencing of land supply.
Cr Greg Sayers: Accountability Report
April/May 2019

This is a voluntary report initiated monthly by the Councillor to keep the Rodney Local Board, its staff and the residents and ratepayers of Rodney updated on activities and duties he has participated in. It is a summary of highlights only.

1. Committee Meetings

Governing Body Meeting
(Thursday 2nd May) decision making
City Rail Link Funding Commitment; Independent Maori Statutory Board - proposed funding agreement for the 2019/2020 financial year; Recommendations from the Appointments, Performance Review and Value for Money Committee - Value for Money Customer Services Review; Recommendations from Regulatory Committee, Waste Bylaw Statement of Proposal; Changes to Standing Orders; Deputy Mayor’s Report on Trip to Singapore, Hong Kong, Beijing and Shanghai as part of the Building Cities: Infrastructure New Zealand Delegation; Summary of Governing Body information memorandum and briefings - 2 May 2019

Confidential Planning Committee Workshop
(Tuesday 7th May) non-decision making
Public Transport Fares options and scenarios for Annual Plan

Environment and Community Workshop
(Tuesday 7th May) non-decision making
Preliminary findings of the Auckland Water Strategy consultation

Environment and Community Workshop
(Tuesday 7th May) non-decision making
Options for on-shore processing of recyclables specifically paper and cardboard

Environment and Community Workshop
(Tuesday 7th May) non-decision making
Workshop ATEED Auckland Film Protocol

Finance and Performance Committee Annual Plan
(Wednesday 8th May) decision making

Environment and Community Workshop
(Thursday 9th May) non-decision making
Central Library Tour

Environment and Community Workshop
(Thursday 9th May) non-decision making
Regional Sport and Recreation Grants Programme 2019

Confidential Planning Committee Workshop
(Thursday 9th May) non-decision making
Unlock Pukekohe High Level Project Plan

Environment and Community Workshop
(Tuesday 14 May) decision making
Public Input; Climate Change - Genevieve Maria Forde; Public Input: Community Conservation Groups – Waitakere Ranges, Public Input: Te Whau Pathway - Tony Miguel, Local Board Input; Submission on the Department of Conservation’s proposal to revoke certain Ministerial delegations to territorial authorities under the Reserves Act 1977, Proposed Mangan Reserve land exchange, Sport and Recreation Facilities Investment Fund, Allocation of funding to Citizens Advice Bureaux; Summary of Environment and Community Committee Information - updates, memos and briefings - 14 May 2019
2. Other meetings/events of interest:

**Anderson Road Residents**  
(Wednesday, 24th April)  
Meet with community representatives of Anderson Road who want to enter into a joint venture with Auckland Transport to seal the road. Provided current AT policy. Contacted AT and facilitated a meeting to advance the project. Any decision to proceed is pending.

**Warkworth Anzac Service**  
(Thursday 25 April)  
Attended Anzac memorial service representing the residents and ratepayers of Rodney.

**Matakana Anzac Service**  
(Thursday 25 April)  
Attended Anzac memorial service representing the residents and ratepayers of Rodney.

**Warkworth Anzac Service**  
(Thursday 25 April)  
Attended Anzac memorial service representing the residents and ratepayers of Rodney.

**Waranui Road ANZAC service**  
(Thursday 25 April)  
Attended Anzac memorial service representing the residents and ratepayers of Rodney.

**Freedom Camping meeting with Omaha Beach R&R**  
(Tuesday 30 May)  
Concerns raised about the proposed Freedom Camping bylaw, particularly around the process followed and the lack of opportunity for Local Boards to read public submissions before presenting to the hearings panel.

**Drainage Board public meeting**  
(Wednesday 1 May)  
Healthy Waters meet with landowners in a public forum to explain how three drainage catchment areas across northern Rodney could be managed and governed going forward. Beth Houlbrooke and Colin Smith also in attendance.

**Wellsford Clinic**  
(Wednesday 1 May)  
Public open session (afternoon) with Councillor Sayers for constituents to discuss concerns, issues or suggestions.

**Citizens Advice Briefing**  
(Tuesday 7th May) non-decision making  
*Briefing on CAB funding model and its affects on the Rodney ward.*

**AT Board Meeting**  
(Wednesday 9 May)  
Facilitated and attended Auckland Transport Board of Directors meeting with community leaders to deliver concerns over the Matakana Link Road, including avoiding appeals which would delay its opening, and the modelling used for projected traffic volumes.

**Kumeu Clinic**  
(Friday 10 May)  
Public open session (afternoon) with Councillor Sayers for constituents to discuss concerns, issues or suggestions.

**Warkworth Clinic**  
(Friday 10 May)  
Public open session (morning) with Councillor Sayers for constituents to discuss concerns, issues or suggestions.

**Kaipara Flats community meeting**  
(Tuesday 14 May)  
Meet with rural landowners over concerns about road maintenance and scheduled work being delayed with winter approaching. Local Board member Colin Smith also in attendance.
3. **Ratepayer meetings attended:**

**South Head Ratepayers**
(Wednesday 1 May)
Attended this AGM as guest speakers to give local and regional updates about Auckland Council.

**Kaukapakapa Residents and Ratepayers**
(Thursday, 2 May)
Attended this AGM as guest speakers to give local and regional updates about Auckland Council.

**Algies Bay Residents and Ratepayers**
(Friday, 3 May)
Attended, with the Chair of the Rodney Local Board, this AGM as guest speakers to give local and regional updates about Auckland Council.

**Snells Beach Residents and Ratepayers**
(Monday, 6 May)
Attended, with the Chair of the Rodney Local Board, this AGM as guest speakers to give local and regional updates about Auckland Council.

**Sandspit Residents and Ratepayers**
(Tuesday, 7 May)
Attended, with the Chair of the Rodney Local Board, this AGM as guest speakers to give local and regional updates about Auckland Council.

**Coatesville Residents and Ratepayers**
(Tuesday, 8 May)
Attended, with Dairy Flat Local Board member Louise Johnston, this AGM as guest speakers to give local and regional updates about Auckland Council.

**Kumeu Hauapai Residents & Ratepayers**
(Wednesday 15 May)
Joint community meeting with this ratepayer group and local Member of Parliament Chris Penk to update on SH 16 safety improvements, public transport and on the alternative corridor (Bypass). NZTA and Auckland Transport presented.

4. **Constituent Queries:**

Worrell Road, Dog Signs, Wayne Swann - development contributions and callout charges, Jordan Road Maintenance, recycling bin; Levy boat mooring charges; 6 Fletcher Road Waimauku, Sewerage; Living in House Boats; Outstanding rates Algies Bay, Roads and Drains Forest Road; Bush Preservation Fencing Issue; Yellow Lines Whittaker Road

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*Greg Sayers*
Auckland Councillor
Rodney ward