

# Urban Growth



## Adopted changes to Waitakere City District Plan

The Local Government (Auckland) Amendment Act 2004 was passed to integrate land use and transportation in the Auckland region. All councils have altered their strategic planning documents – including District Plans – so they are aligned with the Auckland Regional Growth Strategy and the Regional Policy Statement. These changes have to be made to align with Central Government funding of \$1.6 billion towards major infrastructure projects in the region.

### Our Growing City

Managing growth is a key issue for Waitakere. The current population (around 195,000) is expected to increase by up to 65,000 in the next 15 years. Growth needs to be carefully planned and monitored to ensure necessary services, facilities and infrastructure are in place, and pressures on the environment minimised. More housing and employment are top priorities – along with an efficient transport network to move people around.

Waitakere is now the fifth largest city in New Zealand. Major concerns are:

- limited land for future residential and employment development
- greater development pressure on rural areas, including the Waitakere Ranges and foothills

Waitakere has to:

- accommodate significant population growth
- increase the percentage of residents employed locally
- manage the City's growth in a co-ordinated manner
- ensure a balanced range of urban activities
- link intensified residential areas, employment areas and public transport
- manage development so it achieves an efficient and sustainable use of resources



The adopted district plan changes are part of Waitakere's Growth and Transportation Integration Programme – a response to the Local Government (Auckland) Amendment Act 2004.



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The demand for residential land, coupled with a limited supply, will continue to put pressure on the City's resources unless development is carefully managed. New residential growth needs to include more compact development with both medium density (terraced housing and low rise apartments up to four storeys) and high density housing (mostly apartments four storeys or more). These would be located in and around town centres and near existing services and public transport facilities. This would lessen dependence on the private car and congestion on roads, and reduce pollution.

### Future Growth

Waitakere has put together a city-wide development plan to accommodate estimated population and employment growth. The majority of growth will be directed to the urban part of the City with limited provision in rural areas. Intensification will be focused on the areas and in the timeframes identified in the following table (below).

Planning Timeframe	Current Urban Areas	Future Urban Areas	Rural Areas
Short Term 2007 – 2010	Henderson New Lynn Glen Eden Te Atatu Peninsula Te Atatu South Swanson Ranu	Westgate/Massey North Hobsonville Peninsula (Airbase) Hobsonville Corridor (Stage 1 – Hobsonville Village) Babich Penihana	Oratia Swanson Birdwood Dilworth Vacant Lots Subdivision Development
Medium Term 2011 – 2021	Fruitvale Sunnyvale Kelston Glendene Sturges Great North Road Lincoln Road	Hobsonville Corridor (Stage 2 – between Hobsonville Village and Westgate)	
Long Term 2021 – 2050	Intensification of short and medium term areas & corridors (as listed above) and Massey West, Royal Heights and West Harbour	Redhills and Scotts Point	

These proposals have been drawn up to align with the Local Government (Auckland) Amendment Act 2004, which seeks to integrate land use and transportation across the Auckland region.

Changes are in line with the Auckland Regional Growth Strategy and the Regional Policy Statement, as well as agreements that Waitakere City Council has signed with the Auckland Regional Council, North Shore City Council and Rodney District Council. These determine the timing, sequencing and location of developments at a sub-regional level.

For complete details on the district plan changes, please contact the Council or visit the Council's web site at [www.waitakere.govt.nz](http://www.waitakere.govt.nz).



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### District Plan Changes

Six District Plan changes have been adopted under the Local Government (Auckland) Amendment Act 2004, by the Auckland Regional Council.

They aim to:

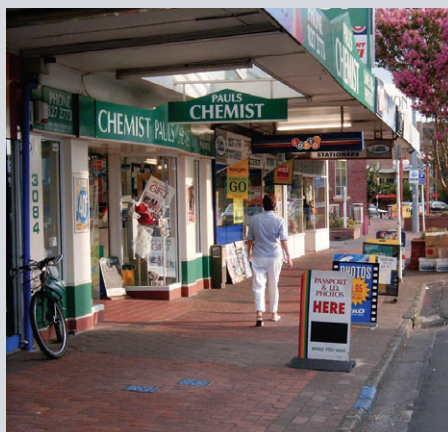
- concentrate most development within existing urban areas and around key transport corridors
- link intensive residential, business, mixed use development and employment areas with public transport
- provide housing which is affordable and suits a range of social and cultural needs
- provide for additional employment opportunities so a larger proportion of people can work locally
- ensure newly developed areas are co-ordinated with community services, infrastructure and transport networks
- protect areas like the Waitakere Ranges and coastal margins, waterways and harbours from inappropriate development

Careful management of development outside urban areas is needed to safeguard the natural features of rural areas

such as plant life, streams, soils and landscapes, and to ensure the efficient provision of infrastructure. Some development in rural areas will occur, associated with rural-based activities and lifestyle choice. This needs to be managed in conjunction with urban growth.

This policy change is **Adopted Plan Change 16**.

Fourteen separate information sheets are available detailing other District Plan Changes.



For complete details on the district plan changes, please contact the Council or visit the Council's web site at [www.waitakere.govt.nz](http://www.waitakere.govt.nz).