

CHAPTER 9

RURAL AUCKLAND

UPOKO 9 - TĀMAKI KI TUAWHENUA





STRATEGIC DIRECTION 9

KEEP RURAL AUCKLAND PRODUCTIVE, PROTECTED AND ENVIRONMENTALLY SOUND

TARGETS

Between 2013 and 2020, no more than 10% of all rural subdivision will be in the rural production, rural coastal and islands activity areas

Increase the value added to the Auckland economy by rural sectors (including rural production, complementary rural enterprises, tourism and visitor experiences in rural areas) by 50% by 2040

PRIORITIES

1

Create a sustainable balance between environmental protection, rural production and activities connected to the rural environment

2

Support rural settlements, living and communities



AUCKLAND EXPECTS ITS RURAL AREAS TO REMAIN RURAL IN CHARACTER AND TO BE VIBRANT, PRODUCTIVE PLACES FOR THOSE WHO MAKE THEIR LIVING THERE AND THOSE WHO VISIT AND ENJOY THEIR MANY AND VARIED OFFERINGS. FUTURE RURAL POPULATION GROWTH WILL BE FOCUSED IN EXISTING TOWNS AND VILLAGES.

KO TE ARO WHAKAARO O TĀMAKI MAKAURAU, KIA MAU TONU TE ĀHUA NOHO TUAWHENUA, KIA PUĀWAI, KIA WHAKĀTAAHUA TE WĀHI NOHO MŌ RĀTOU E NOHO TŪTURU, MŌ RĀTOU E MANUHIRI ANA. KIA WHAKARAHIA NGĀ TĀNGATA E NOHO TONU I NGĀ TĀONE, Ā ROHE E TŪ ANA.

529_ Most of Auckland is rural. Our large rural areas host diverse economies and activities, and include stunning landscapes and coastal areas: the West Coast; Hunua and Waitākere ranges; the Kaipara, Manukau, Mahurangi and Whangateau harbours; Gulf Islands; and numerous regional parks. Here rural people make their living and urban Aucklanders can connect with nature. There is enormous variety in terrain, land uses and settlement patterns across 384,000 hectares of land, which comprise over 70% of Auckland's landmass, and are contained by over 3,700 km of coastline. These areas are integral to Auckland's unique character, and vital to its economy and its people.

530_ Pressures on rural Auckland, such as population growth, demand for rural living and rural experiences, diminishing and stressed ecology and natural systems, and changing land values create tensions between different activities and values. Conversely, locally grown food, tourism, recreation and productive activities are made possible by proximity to urban Auckland.

531_ The population in rural Auckland – including towns and settlements – has grown at a rate of 7,500 people per year over the last two census periods, making up 27% of Auckland's 28,000 annual population increase. Many changes are welcome, such as more protection of areas of bush, and student growth in rural schools. Some areas have prospered as a result.

532_ However, there are disadvantages: the long-term consequences of prolific subdivision across rural areas, the fragmentation of productive land, the domestication and commercialisation of rural landscapes, the introduction of sensitive land uses into working environments and the inefficient use of developable land. **Figure 9.1** summarises Property IQ (formerly QV) data and shows that lifestyle blocks grew by more than 25,000 ha in total area between 1996 and 2010. Traditional pastoral and dairy farming is less prevalent. 'Rural sprawl' is a significant issue for Auckland. **Figure 9.2** shows the extent of building activity in the rural areas.



FIGURE 9.1 CHANGES TO AREA OF LAND IN RURAL VALUATION CATEGORIES 1996–2010

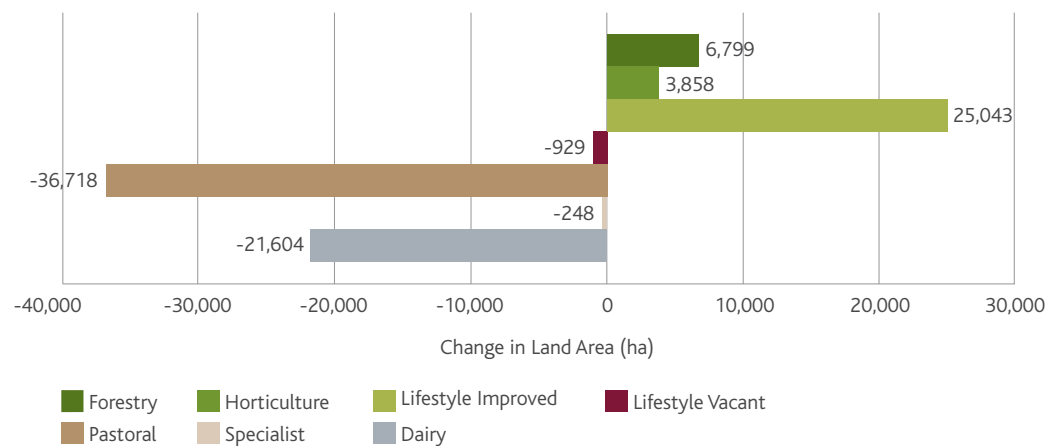
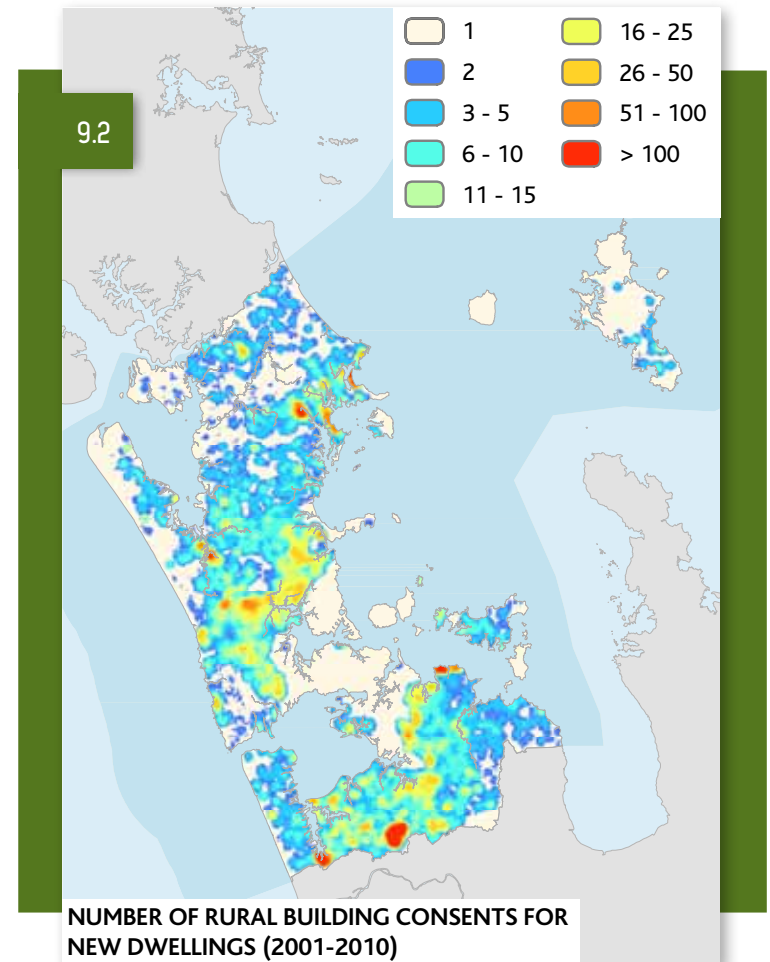




FIGURE 9.2 RURAL BUILDING CONSENTS FOR NEW DWELLINGS



533_ This Plan foresees Auckland's future growth to be accommodated in a quality compact manner for a number of reasons, including the cost and unaffordability of servicing continuous outward growth (see Section D: Auckland's High Level Development Strategy, and Chapters 10: Urban Auckland, and 12: Auckland's Physical and Social Infrastructure) and the importance of rural areas to Aucklanders. A new Rural Urban Boundary (RUB) will identify the long-term limit to potential urban growth. Greenfield growth within this RUB will be delivered in an orderly, sequenced way over the next 30 years. The RUB will also manage the growth of rural towns and larger rural and coastal villages. Significant new urban development will not occur in rural areas falling outside this new RUB.

534_ Planning for the future of our rural areas, as for our urban areas, must ensure they are successful, and that different community values and needs are balanced. How we nurture the productive potential and green and blue

qualities, and provide for the lifestyle, economic opportunities and benefits these areas offer is at the heart of this chapter. Auckland's approach is to find the balance between enabling these areas to be highly productive (regarding agricultural and wider economic opportunities) and ensuring environmental and landscape protection.

535_ What follows is:

- ▶ more detail regarding our priorities
- ▶ the high-level outline of a strategy for our northern and southern rural areas that underpins these priorities.

536_ The rural strategy should be read as an integral part of the Development Strategy (Section D).

PRIORITY

1 CREATE A SUSTAINABLE BALANCE BETWEEN ENVIRONMENTAL PROTECTION, RURAL PRODUCTION AND ACTIVITIES CONNECTED TO THE RURAL ENVIRONMENT

537_ We all value and appreciate rural character. However, it is often under threat from activities and development that are inappropriate in a rural context. We must improve the way we treat and manage these areas. They are important to Auckland: their production and economic contribution, now and in future; their contribution to biodiversity and ecosystems; their offer in terms of recreation; and their spectacular landscapes.

538_ This requires a balance between maintaining the distinct character of landscapes and settlements, while providing and increasing the services that rural and urban communities depend on. In practice, this sustainable balance means that we will:

- ▶ protect some areas from any future development
- ▶ protect fertile soils from activities that reduce their productive potential
- ▶ encourage and support productive enterprises and those that fit well in a rural context (not necessarily dependent on fertile soils)
- ▶ treat cultural heritage and iconic features with the respect they deserve
- ▶ encourage growth and urban development to be focused in satellite towns and rural and coastal towns, and discourage growth in other rural areas.

539_ Rural production is valuable in many ways. It supplies food and other products, supports businesses and communities which make their living from the land, and contributes to the economy. Urban Auckland consumes many products from rural Auckland, such as aggregate for construction, fresh vegetables, fruit and flowers, wine and eggs. Some products, such as oysters, are marine- rather than land-based; there is a substantial aquaculture industry in rural Auckland. Though they are marine-based, these industries rely on the quality of surrounding rural land management, as sediment and run-off from the land reduce the water quality. Iwi have considerable investment potential in the aquaculture industry. Thriving farmers' markets and growing equine-related businesses are notable features of rural Auckland.

540_ There are several success stories in rural Auckland, where enterprises access high-value markets and export a high proportion of product. Proximity to Auckland Airport allows rural ventures to attract investment on the basis of growing, processing, packaging, and same-day air freight directly to urban markets in Australia, Asia and North America. Rural ventures in Auckland can access diverse income streams and build close links with commercial, research, marketing, and other urban services more easily than those in remote parts of New Zealand, and new rural ventures in non-traditional areas can achieve higher value-per-hectare returns.

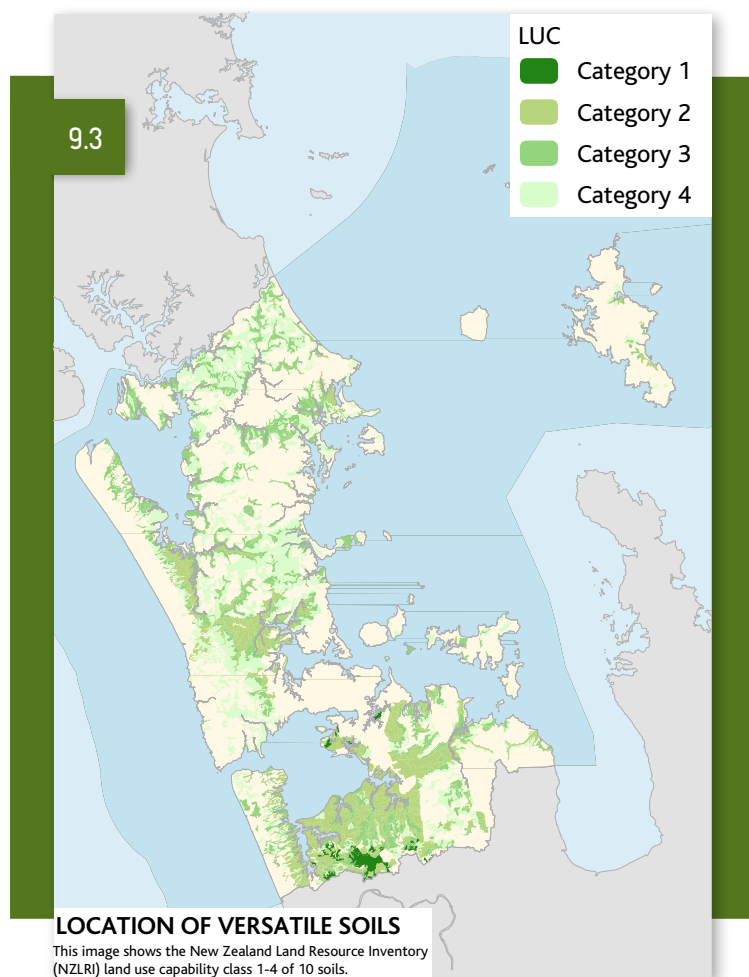




541_ Auckland's rural south produces a significant proportion of New Zealand's onions, tomatoes and potatoes. The north offers an increasing number of rural tourism attractions. It hosts vineyards and supplies niche products such as capsicums, blueberries and organics. 2% to 3% of Auckland's GDP is attributable to agriculture and agricultural services and processing from the region. This is about \$1.22 billion annually⁵⁸ (see Chapter 6: Auckland's Economy).

542_ Keeping Auckland's rural areas rural has other benefits: quality compact development concentrates intensive and more urban-type land uses with transport and other infrastructure in rural and urban centres. This improves the vibrancy and economic potential of these centres (see Chapter 10: Urban Auckland), and offers a range of opportunities to enjoy the outdoor lifestyle in Auckland (see Chapter 4: Auckland's Historic Heritage, and Chapter 12: Auckland's Physical and Social Infrastructure).

FIGURE 9.3 SOILS OF HIGH PRODUCTION VALUE



543_ This Plan will build on rural production capability. Safeguarding agricultural and other land-based activities traditionally focused on protecting more versatile classes of soil by preventing fragmentation, and the conversion of land to non-rural activities. We will continue to protect the usability of rural land in general, and maintain a usable range of site sizes on land with versatile soils. We will widen this focus to safeguard other elements crucial to rural production and rural production systems, (see Chapter 7: Auckland’s Environment, Chapter 12: Auckland’s Physical and Social Infrastructure, and Chapter 13: Auckland’s Transport) such as:

- ▶ water allocation for growth and increased productivity of future agriculture
- ▶ transport links from farm gate to ports, airports, rail facilities and processing facilities, and the adequacy of storage and other logistics

- ▶ security of energy supply (electricity and gas)
- ▶ ultra-fast broadband in rural areas
- ▶ access to labour
- ▶ scope for complementary activities such as direct selling, hospitality and visitor experiences
- ▶ vulnerability of aquaculture enterprises to land-use activities within catchments
- ▶ adequate separation of intensive production businesses, from new activities such as lifestyle development
- ▶ a stable and workable regulatory framework and rating cost structure
- ▶ business activities in rural areas.

544_ Aggregate and land-based sand extraction sites and resources are essential for affordable construction and roading in Auckland. Extraction activities can have adverse effects (noise, dust, heavy truck movements and disturbance of ecosystems), and are vulnerable to reverse sensitivity effects. Land use in and around mineral extraction sites needs to be managed to ensure Auckland’s future needs can be met, and that sites are located in suitable locations, operated well and rehabilitated appropriately. A framework for managing clean fill activities is necessary too.

Agricultural opportunities in Auckland’s rural areas

- ▶ rich volcanic soils in the south, abundant rain and a (largely) frost-free climate
- ▶ close proximity to urban markets, processing facilities, research institutions, a large labour pool, diverse employment opportunities and urban amenities
- ▶ easy access to the airport for products that benefit from minimal handling and rapid dispatch, such as flowers and delicate fruit and berry crops
- ▶ opportunities for rural areas to be centres of consumption that complement production such as rural vineyards, visitor services, tourism and recreation
- ▶ a larger local market for higher-value niche agriculture and demand for fresh and local produce.



DIRECTIVE 9.1

Ensure that the resources and production systems that underpin working rural land are protected, maintained and improved.

545_ Many activities in the rural environment are associated with land-based activities; for example sale yards, equipment servicing, and fencing and processing produce from the land (or sea). Activities not directly related to land-based production are important for the ongoing viability of these areas. They include tourism ventures, hospitality services, and recreational activities such as horse riding and mountain biking.

DIRECTIVE 9.2

Develop a regulatory framework that accommodates and encourages productive rural uses, changing activities and associated enterprises.

546_ We need to accommodate and support a broad range of land uses, activities and opportunities that fit comfortably in their rural location, and contribute to the viability and vitality of these areas. Activities that do not suit their rural surroundings must be prevented from locating on rural land. For example, when significant retailing, industrial or office development is needed to serve rural catchments, the businesses should locate in rural towns, and in satellite towns in particular (see Section D: Development Strategy), and generally not in other rural areas.

547_ Flexibility in accommodating a wide range of activities must be balanced with maintaining future production potential, landscape and natural character, open space and recreation amenity, and bio-diversity (see Chapter 7: Auckland's Environment). Further, the resources and production systems that underpin working rural land must be protected, maintained and improved. **Figure 9.3** shows the New Zealand Land Resource Inventory (NZLIR) high productivity category 1-4 (of 10) soils.

548_ The character of our rural areas and their natural beauty is at the heart of many rural enterprises, especially the visitor and tourism industry. It is critically important to protect rural gateways and landmarks, and significant natural areas and sensitive receiving environments (see Chapter 7: Auckland's Environment). Gateways are entry points or areas within the rural landscape that mark the transition from urban areas to areas with more rural qualities. Landmarks often include spectacular natural features and landscapes. Both establish Auckland's sense of place.

DIRECTIVE 9.3

Identify rural gateways and landmarks that help define Auckland, and provide for their protection.

PRIORITY 2 SUPPORT RURAL SETTLEMENTS, LIVING AND COMMUNITIES

549_ Our rural settlements, from large satellite towns to small villages and individual farming enterprises, are an important part of the future of Auckland. There is also a significant number of marae and other Māori land holdings across these areas (see Chapter 2: Auckland's Māori).

550_ Some towns and settlements have a range of facilities such as schools, halls, sports and recreation facilities, work opportunities and reasonable transport access, although few have public transport (see Chapter 13: Auckland's Transport). Some have available land, well-developed civic and utility infrastructure, and provide a range of functions such as employment, rural services, tourism and retirement activity. Existing rural services (such as school bus systems) can sometimes be adapted to meet the needs of growing communities. Innovative infrastructure technology may improve affordability and reduce the impacts of rural wastewater services in future. Accordingly, rural settlements can be good locations for future growth. However, many have significant limitations, such as lack of employment and educational opportunities, and sometimes the cost of infrastructure is prohibitive. Some are located within sensitive environments, or in areas of potential flooding or land instability.

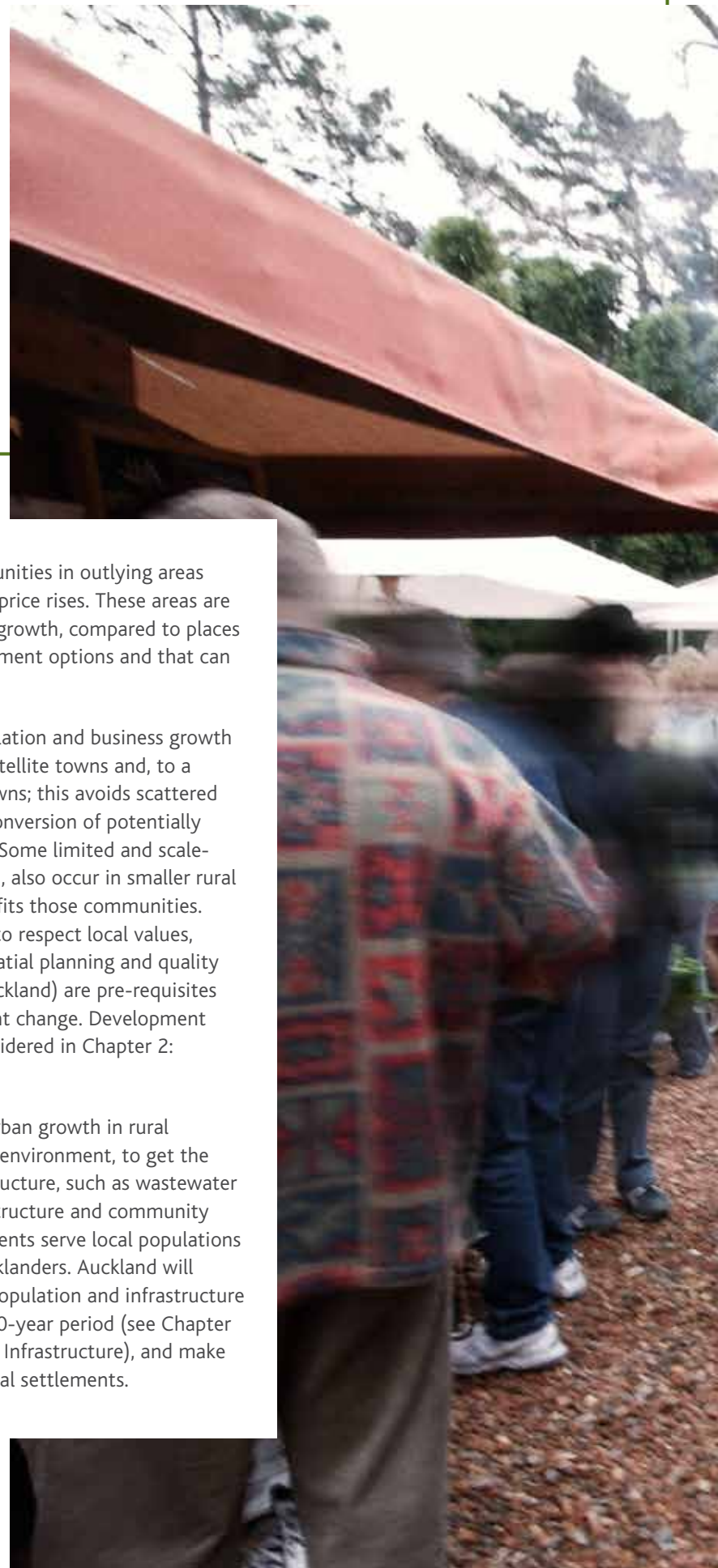
DIRECTIVE 9.4

Undertake future planning for rural towns and villages identified for growth, in line with the functional classification set out in **Table 9.1** and Schedule 2 of this chapter, and principles and Chapters 10 and 13.

551_ Generally, commuter communities in outlying areas are particularly vulnerable to fuel price rises. These areas are often less sustainable in terms of growth, compared to places that have a wide range of employment options and that can be serviced by public transport.

552_ This Plan steers future population and business growth in rural areas to two significant satellite towns and, to a lesser extent, rural and coastal towns; this avoids scattered sub-division of rural land or the conversion of potentially productive land to country living. Some limited and scale-appropriate growth will, over time, also occur in smaller rural and coastal villages where it benefits those communities. Development in these places has to respect local values, character and landscapes. Area spatial planning and quality design (see Chapter 10: Urban Auckland) are pre-requisites for any growth incurring significant change. Development of marae and papakāinga are considered in Chapter 2: Auckland's Māori.

553_ This Plan aims to manage urban growth in rural settlements and within the urban environment, to get the best value from our public infrastructure, such as wastewater treatment plants, transport infrastructure and community facilities. Rural towns and settlements serve local populations and offer lifestyle choices for Aucklanders. Auckland will stage significant future business population and infrastructure growth in satellite towns over a 30-year period (see Chapter 12: Auckland's Physical and Social Infrastructure), and make more modest changes in other rural settlements.





DIRECTIVE 9.5

Proposals for expanding rural towns and villages must:

- ▶ achieve a well-planned network of distinct centres, towns and villages, and a productive rural environment with clear breaks between rural settlements
- ▶ incorporate affordable, feasible, sequenced and satisfactory provision of social and service infrastructure, consistent with service priorities (see Chapters 12: Auckland's Physical and Social Infrastructure and Chapter 14: Implementation Framework)
- ▶ provide high resilience to future risks, avoiding locations with significant natural hazard risks for urban development
- ▶ avoid locations where urban development will adversely impact on the natural character of the coast, wetlands, outstanding natural features, landscapes, indigenous vegetation, heritage, and water quality in sensitive receiving environments
- ▶ avoid urbanisation of highly productive farmland and versatile soils where possible, and maintain adequate separation between incompatible land uses
- ▶ achieve an orderly and contiguous connection with the existing settlement
- ▶ achieve high environmental performance and standards of design in the built environment (see good design and environmental design principles in Chapter 10: Urban Auckland).

In addition to the above, new settlement proposals must also demonstrate:

- ▶ sufficient demand for further urban land within the sub-regional area
- ▶ accessible and adequate active transport, public transport and roading between housing, services, employment and recreation activities
- ▶ consistency with focusing growth in support of existing community and infrastructure investment and commitments.

Spatial planning, appropriate to the scale and influence of the settlement, must be completed. There is a need to determine what infrastructure is required before the new land development capacity is released.

A future strategy for rural Auckland

The preceding two priorities give a context for the future of Auckland's rural areas. They aim to provide for uses, activities, infrastructure and services that depend on their rural location, serve the rural community, support the rural economy and protect rural values, while maintaining the distinct character, landscapes and settlements of these areas.

This requires a long-term strategy for the way we manage growth and development in our rural areas. **Map 9.1** outlines such a broad strategy for the future.

This Rural Strategy is an integral part of the Development Strategy in Section D. It categorises the rural areas into a number of activity areas, within which particular uses and types of growth will be encouraged and enabled. They are:

- ▶ rural production
- ▶ mixed rural production
- ▶ rural coastal (east)

- ▶ rural coastal (west) (Tasman, Kaipara, Manukau and Āwhitu)
- ▶ country living
- ▶ bush living
- ▶ inner and outer islands.

A more detailed description of each activity area is provided in the Schedules attached to this chapter.

In addition, the strategy also categorises all rural towns, villages and settlements into a Rural Settlements Classification. This classification categorises rural places as:

- ▶ satellite towns
- ▶ rural and coastal towns, and
- ▶ rural and coastal villages.

The purpose of this classification is to plan for the future growth and development of these places, particularly regarding the provision of infrastructure and services. Schedules 1 and 2 of this section provide more detail.

MAP 9.1 AUCKLAND'S RURAL STRATEGY



Schedule 1 – Rural Activity Categories

There are major differences in landscape types, property sizes, development pressures, land uses, soil versatility, land cover and land values across Auckland's rural areas. In setting out a broad Rural Strategy, rural areas are categorised as a means of indicating future functions, activity and use (although they have not been investigated to the same level of detail as a zone in a Resource Management Act (1991) plan). The categorisation is based on:

- ▶ environmental sensitivity
- ▶ landscape and soil types
- ▶ current land use
- ▶ settlement, production and development activity
- ▶ economic opportunities
- ▶ sustainability over the long term.

Rural Production

Area Description

- ▶ areas with large land holdings
- ▶ low population and building density
- ▶ focused on land-based production with scattered and minimal lifestyle development, and
- ▶ significant distances from urban services and facilities.

Desired Future Outcomes

- ▶ predominance of large sites in productive use
- ▶ minimal 'ad hoc' subdivision and lifestyle development

- ▶ productive use of land and increased yields through good farming practice and environmental stewardship initiatives
- ▶ improved water quality / reduced sedimentation
- ▶ water and land management
- ▶ protected and enhanced biodiversity
- ▶ renewable energy development
- ▶ natural landscape qualities
- ▶ enhanced greenways and recreation links.

Mixed Rural Production

Area Description

Areas outside country living zones that are relatively intensively sub-divided and used for purposes other than large-scale agricultural production. These areas:

- ▶ contain extensive areas of prime agricultural soils
- ▶ have relatively usable terrain
- ▶ may have flood risk issues
- ▶ are intensively used for lifestyle development, as well as commercial farming, horticulture and viticulture, and a number of significant aggregate extraction sites.

Tourist- and visitor-related activities and scenic routes also feature in these environments and they are generally slow-changing economies. They are:

- ▶ attractive, developable and productive areas, and contain quarrying resources and crucial access links.



Desired Future Outcomes

- ▶ enhanced rural character
- ▶ a range of site sizes
- ▶ a range of economic activities, and strong and diverse rural production activities linked to the rural environment
- ▶ active management of development outcomes and sensitive design
- ▶ supports equine, horticulture, viticulture industries, environmental tourism and recreation activities, training facilities, food processing, animal and plant science, markets, small backyard industries, studios and home occupations.

Rural Coastal (East)

Area Description

- ▶ contains commercial and lifestyle farming and forestry
- ▶ a range of small settlements and remote areas
- ▶ major tourist attractions
- ▶ significant indented coastal landforms, vegetation, beaches and estuaries, sensitive environmental features around and including the Mahurangi and Whangateau harbours, Tāwharanui Peninsula and the Te Ārai to Pākiri Coast
- ▶ faces significant development pressure.

Desired Future Outcomes

- ▶ protected natural character of the coastal environment, sensitive ecology and other environmental values
- ▶ environmental enhancement
- ▶ development that is sensitive to the coastal environment and natural landscape

- ▶ tourism and recreational activities
- ▶ protected natural features, sites, land and water bodies of significance to tangata whenua
- ▶ visitor-oriented activities consistent with the character of the local area
- ▶ rural production.

Rural Coastal (West) – Tasman, Kaipara, Manukau and Āwhitu Coast Production

Area Description

- ▶ remote coastal farming areas within close proximity to the Kaipara and Manukau harbours and Tasman Coast.
- ▶ rural production
- ▶ significant biodiversity and natural features
- ▶ remote beaches
- ▶ will face increasing development pressures over time.

Desired Future Outcomes

Future outcomes sought are the same as for other Rural Production Areas but focus on:

- ▶ protected natural character of the coastal environment, sensitive ecology and other environmental values (eg the Dune Lakes and Kaipara and Manukau harbours and Āwhitu Peninsula)
- ▶ protected natural features, sites, land and water bodies of significance to tangata whenua
- ▶ tidal and wind energy generation
- ▶ primary production, aquaculture and coastal industries such as barging.



Schedule 1 – Rural Activity Categories (continued)

Rural Islands Activity

Area Description

The Hauraki Gulf Islands lie within the Hauraki Gulf Marine Park. The islands have:

- ▶ rural production areas, lifestyle development, bush living and un-reticulated residential areas
- ▶ substantial natural and physical resources and landscape values
- ▶ varied coastline, rugged interior, bushed slopes, sweeping white sand beaches on north and east coastlines, visual amenity, ridgelines, bays and coastal headlands
- ▶ significant areas of native bush and shrubs, and a range of visitor attractions such as open sanctuaries on islands like Tiritiri Mātangi, the Mansion House on Kāwau and viticulture on Waiheke
- ▶ catchments which include extensive wetlands, watercourses and estuarine systems
- ▶ significant and extensive wildlife habitats, ecological corridors and ecosystems.

Desired Future Outcomes

- ▶ enhanced life-supporting capacity of the Hauraki Gulf
- ▶ Waiheke's low-key, bush-fringed village character in the west, and rural and natural character in the east is maintained
- ▶ the informal character of settlement areas on Great Barrier and Kāwau Island is maintained
- ▶ farm, viticulture and other land-based activities prosper
- ▶ holiday and visitor-oriented activities, increasing tourism, and recreational opportunities consistent with a strong conservation ethic
- ▶ conservation of the landscape and natural environment and restored bio-diversity
- ▶ protected heritage values
- ▶ cultural aspirations met
- ▶ transport linkages and energy and communications network services available.

Country Living

Area Description

Areas close to rural towns and urban areas:

- ▶ highly fragmented land
- ▶ lifestyle development with good amenity
- ▶ hobby-scale farming and productive sites
- ▶ roadside stalls and commercial activity.

Desired Future Outcomes

- ▶ range of rural lifestyle development choices
- ▶ can absorb demand for rural subdivision, rather than subdividing more sensitive and productive areas
- ▶ limiting effects of country living on rural production, waterways, the natural environment and wider natural landscape and the spread of further country living areas
- ▶ enhanced greenways and recreation links
- ▶ supports equine industry, horticulture, viticulture, environmental tourism and recreation activities, training facilities, food processing, animal and plant science, markets, small backyard industries, studios and home occupations.

Bush Living

Area Description

Areas with small and medium land holdings with substantial forest cover with more limited pastoral activity. These areas contain:

- ▶ areas within the Waitākere Ranges Heritage Area (WRHA) and Hauraki Gulf Islands Marine Park
- ▶ low-key bush residential lifestyle development and businesses without the degree of site modification and scale of development seen in other country living areas.

Desired Future Outcomes

- ▶ bush residential lifestyle opportunities don't impact on the native vegetation, landscape values, habitat and natural qualities of these places are enabled
- ▶ sub-urbanisation, urban creep, intensive rural production and prominent signage is avoided and existing land-based production activities are accommodated
- ▶ a range of cottage industries, lifestyle activities, and rural businesses prosper in their natural context
- ▶ natural areas are cared for and protected and indigenous bio-diversity is restored
- ▶ adverse effects on identified heritage features are avoided and there is limited subdivision in the WRHA.

Schedule 2 – Rural Settlements’ Classification

Rural centres are classified and defined according to their existing and future role and function as part of a network across rural Auckland (see **Table 9.1**). The classifications differentiate between centres based on the following factors:

- ▶ the function of the centre within Auckland’s network of rural and urban centres
- ▶ the ability to be self-contained in terms of employment, education, recreation and entertainment
- ▶ differences in infrastructure, environmental constraints on growth, the sensitivity of the area, and risk factors associated with natural hazards
- ▶ the suitability of their amenities and services to support strong, resilient, future communities
- ▶ the cost-effectiveness of building or providing services and facilities and their proximity to likely future extensions to services and facilities
- ▶ the ability to integrate the provision of transport services with new and existing land development, and to balance housing growth with job growth.

Rural settlements are classified into the following categories:

- ▶ satellite towns
- ▶ rural and coastal towns, and
- ▶ rural and coastal villages (served and un-served).

Satellite Towns

These are two substantial urban settlements in rural areas – Warkworth and Pukekohe - with the potential to function independently of the main metropolitan area, provide a range of services to surrounding rural areas, and develop quality transport links. Satellite towns are suitable locations for substantial residential and employment growth, subject to the appropriate infrastructure being in place, and are an important focus of future growth in rural areas. Their populations are envisaged to grow to 20,000 (Warkworth) and 50,000 (Pukekohe) over the next 30 years, with a balance of houses to jobs of close to 1:1 and with strong, accessible, diverse and enhanced centres.

Rural and Coastal Towns

These are urban settlements of varying sizes with suburban zones in rural areas, widely varying local character and services that reflect lifestyle choices such as rural town life, and dormitory residential and retirement living. These eight towns are also expected to grow substantially, but as they are less independent from the main metropolitan area they are less of a focus for developing substantial employment or intensification. They will be a lower priority relative to more accessible locations, where good transport and water infrastructure and services are more affordable, and where growth will complement existing infrastructure networks and services. Subject to investigation, they are envisaged to grow to between 2,000 and 10,000 people, and will become stronger and more attractive centres.

Area spatial planning will be undertaken for Satellite Towns and Rural and Coastal Towns to:

- ▶ prioritise and co-ordinate zoning and infrastructure plans
- ▶ protect heritage
- ▶ manage environmental and natural hazard constraints
- ▶ improve liveability and drive good urban design outcomes
- ▶ improve employment, housing, and transport options
- ▶ develop understanding of community aspirations and concerns.



Serviced Rural and Coastal Villages

These are small rural settlements of varying sizes (from 100 to 5,000 people) with close connections to their rural or natural surroundings, but which are not a focus for significant growth. They are centres for rural residents and provide for village living, dormitory residential, holiday and retirement living to varying degrees, and in some cases serve visitors with low-key service and tourist development. Significant growth in sensitive natural settings, locations with poor accessibility and insufficient, unaffordable or problematic service infrastructure will be avoided. A critical constraint is the capacity to deal with wastewater in an acceptable way, with the associated costs of servicing borne by land developers, and avoiding concentrations of on-site systems likely to degrade water quality in receiving environments. Therefore, villages where adequate service capacity can be provided have potential for well-planned growth on a locally appropriate scale that enhances their qualities.

Un-serviced Rural and Coastal Villages

These villages share the constraints, varying functions and qualities of serviced villages, and range from tight clusters to more dispersed areas. However, un-serviced villages (particularly if smaller and more dispersed) are envisaged to have little or no growth. They will change and develop in ways that preserve their character, but are a lower priority for planning, services and infrastructure. Villages of less than 10 ha have not been identified, unless they are likely to be important for the function of their rural communities.*

This information should be read alongside Schedule 1: Urban Centres' Hierarchy in Chapter 10: Urban Auckland, which outlines the urban centres' classification, and Chapter 14: Implementation Framework, which sets out specific actions for rural directives.

* Important functions include schools, shops and halls serving growing populations, particularly in locations a long distance from larger towns and villages; for instance, smaller and lower-density settlements have been identified on Great Barrier Island because of their significance in that unique context.





TABLE 9.1 RURAL SETTLEMENTS' CLASSIFICATION

SATELLITE TOWNS	RURAL AND COASTAL TOWNS	RURAL AND COASTAL VILLAGES (SERVICED)	RURAL AND COASTAL VILLAGES (UN-SERVICED)	
Pukekohe	Beachlands-Pine Harbour	Bombay	Ararimu **	Ōrua Bay
Warkworth	Helensville	Buckland	Ardmore **	Ostend
	Kumeū-Huapai	Clarks Beach	Āwhitu Central **	Pākiri
	Oneroa	Waiiau Beach	Baddeleys Beach	Palm Beach
	Riverhead	Glenbrook Beach	Campbells Beach	Parau
	Snells Beach-Algies Bay	Herald Island	Bethells (Te Henga)	Pāremoremo **
	Waiuku	Karaka	Big Bay	Piha
	Wellsford	Kawakawa Bay	Brookby **	Pollok
		Kingseat *	Claris **	Port Albert
		Laingholm	Clevedon *	Port Fitzroy **
		Maraetai	Coatesville **	Pūhoi
		Matakana	Cornwallis	Sandspit
		Ōmaha	Dairy Flat **	Scotts Landing
		Parakai	Grahams Beach	Shelly Beach
		Patumāhoe	Huia	Surfdale
		Point Wells	Hunua	Tāpora
		Stillwater	Kaipara Flats	Taupaki **
		Waimauku	Kaukapakapa	Te Hana
		Waiwera	Leigh	Te Hihi **
		Weiti***	Makarau	Te Toro
		Whenuapai	Matakawau	Tomarata **
			Medlands	Tryphena
			Muriwai	Waiiau Pā
			Ōmiha	Wainui **
			Onetangi	Waitākere
			Orapiu	Waitoki
			Ōrere Point	Whangateau
				Whangaparapara **
				Whitford *

* Current Resource Management Act (1991) plan change processes and infrastructure constraints in these locations may alter the classification and future role and function of these settlements.

** More dispersed settlements.

*** Future village.