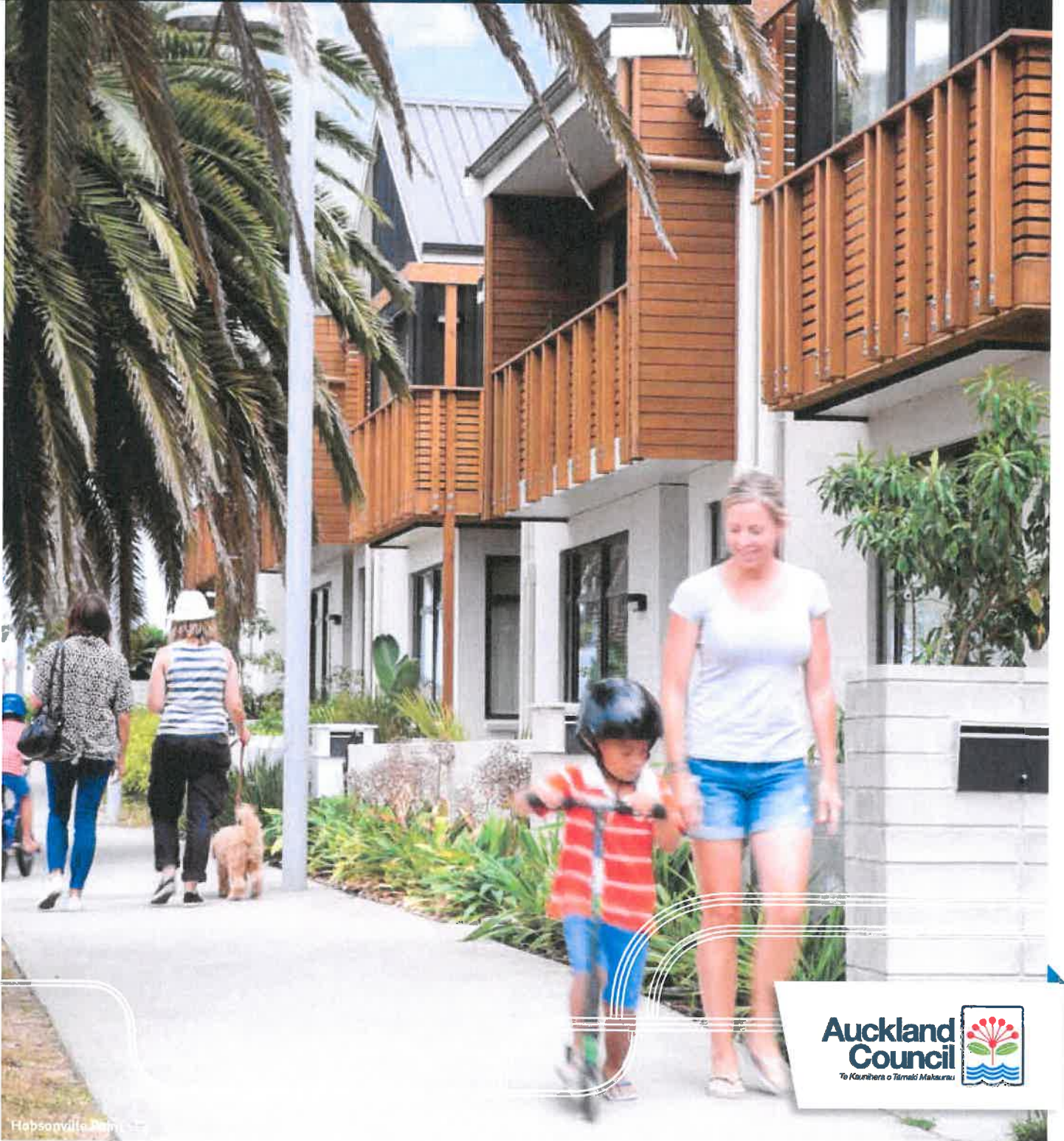


Shape the world's most liveable city

The draft Auckland Unitary Plan Overview



Hobsonville Point 2017





Message from Deputy Mayor, Penny Hulse

Kia ora tatou,

This is an exciting time to be an Auckland. There's a new sense of optimism, confidence and pride across our communities, and a real willingness to work together to resolve the challenges we face and seize the many opportunities.

Above all, it is wonderful to see how committed so many people, groups and organisations are to achieving the Auckland-wide vision of becoming the world's most liveable city.

It's time for all of us to make that vision a reality. A major step is the Auckland Unitary Plan, the planning rulebook

that will shape the way Auckland grows for years and generations to come. It is about creating more vibrant local communities. It will set out what can be built and where, shape where we live, where we work and how we look after the things we most value in both our urban and rural areas.

The Auckland Unitary Plan is extremely important; it affects every Aucklander and we have to get it right. We want to hear what Aucklanders think about the draft plan before it reaches the formal stages of development. This is the first time everyone in Auckland has the chance to have a say before the formal process starts.

Please take the time to look at the draft Auckland Unitary Plan, to see what it says about your home, your community and Auckland as a whole – tell us what you think.

Have your say and help us get it right for Auckland's future.

Visit www.shapeauckland.co.nz

"Tāwhiti rawa tōu haerenga ake te kore haere tonu; nui rawa ōu mahi te kore mahi nui tonu."

We have come too far not to go further; we have done too much not to do more.

Sir James Hēnare

The draft Auckland Unitary Plan

The draft Auckland Unitary Plan will eventually replace 14 of Auckland's existing district and regional plans, many of which are already more than 10 years old. It will be the key tool to implement the Auckland Plan, which sets the strategic direction for Auckland's growth over the next 30 years. It is developed under the Resource Management Act 1991 (RMA) – making it the main regulatory tool for delivering the Auckland Plan.

What's in it?

- The Regional Policy Statement – this is the part of the plan that sets the framework for managing Auckland's resources such as the coast, air, water and land.
- Regional and district objectives and policies – these are the way we describe what we want to achieve for the region.
- Rules – these are the nuts and bolts of how we reach these objectives.
- Definitions – a list of all the key words and their meanings.
- Designations – these cover public works, such as roads, and infrastructure, such as water treatment plants.
- Maps – showing your property, zones, schedules, precincts and overlays.



Mission Bay

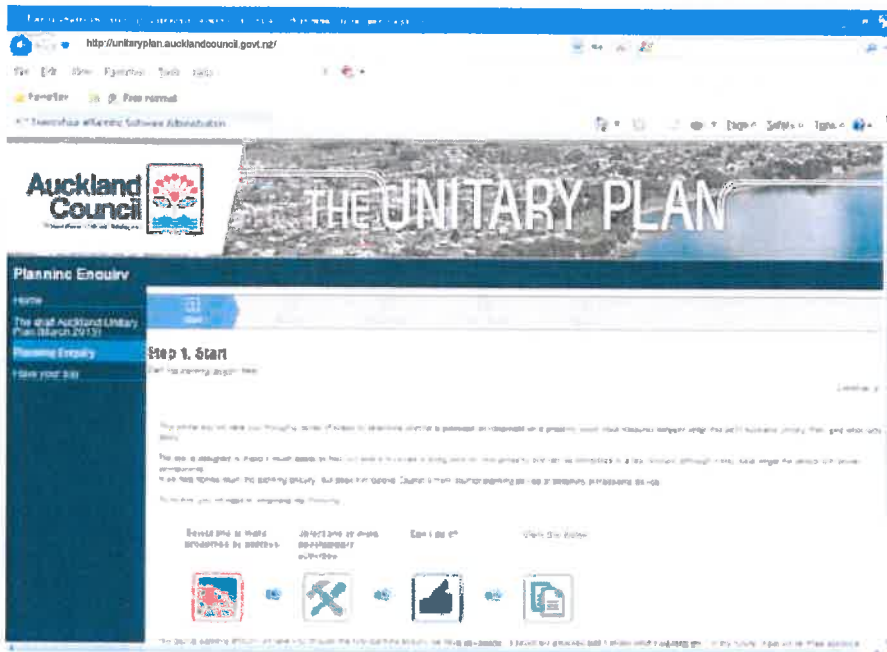
A large print version of this document will be available at www.shapeauckland.co.nz from mid-March 2013.

Accessing the e-plan

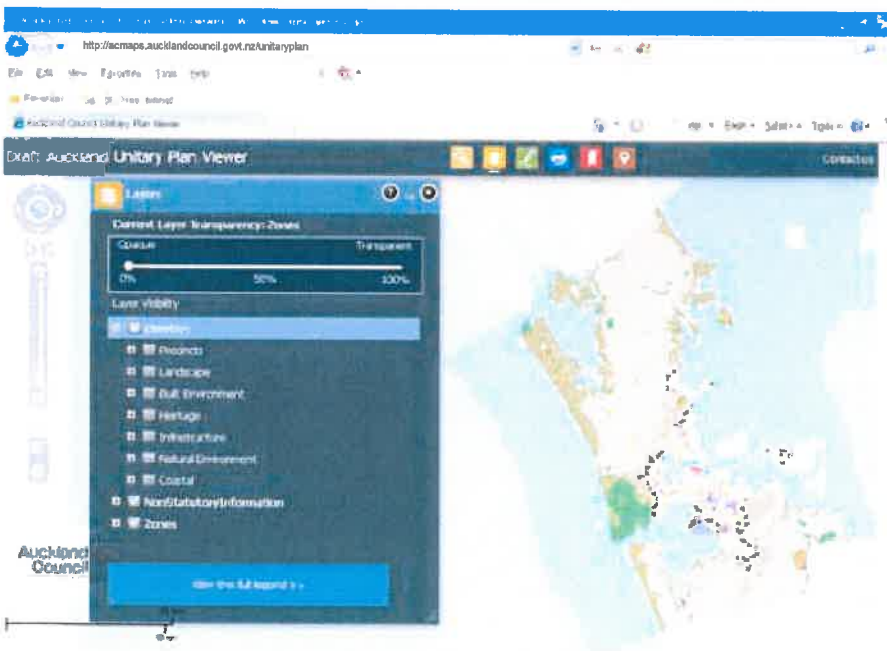
Delivery of the Auckland Unitary Plan as an e-plan makes Auckland’s planning rulebook more accessible and much easier to use than previous plans. The e-plan can be accessed on the Auckland Council website at www.aucklandcouncil.govt.nz/unitaryplan

The planning enquiry page will help you to find the information that you need. It will reduce the amount of information you need to download. If you have no internet connection or find it is very slow to download the information from the website, visit your library or contact us on 09 301 0101 for other options for accessing the e-plan from 15 March to 31 May 2013.

The e-plan is a first for Auckland Council and has not been done on this scale before anywhere else in New Zealand.



Planning enquiry page



GIS Viewer

Key themes

We now have one council for the whole of Auckland, making it possible to have one clear and consistent set of planning rules. At the same time, it's essential that we maintain what makes our local areas special.

The draft Auckland Unitary Plan sets out general rules, but uses a new concept of overlays. These include precincts and sub-precincts to reflect and safeguard local flavour, as well as overlays for other factors such as heritage protection, stormwater and volcanic viewshafts.



Where we live – housing affordability, choice and urban design

As Auckland continues to grow, we will need a much greater range and choice of homes to meet the needs of different households and to help improve housing affordability. We want people to be able to stay in their communities as their housing needs change through the different stages of life.

The draft Auckland Unitary Plan sets out proposals for what people will be able to do with their properties and their land. It aims to enable people to do more, increasing housing opportunities to better match changing demands, with lower compliance costs and rules that are easier to understand. The draft plan proposes to rationalise the existing 99 residential zones across Auckland into five: Single House, Mixed Housing, Terraced Housing and Apartment Building, Large Lot Residential and Rural and Coastal Settlement.

Following are the key features of each zone:

- the Single House zone will allow a single house on a single lot
- the Mixed Housing zone will encourage a mix of detached, semi-detached and attached dwellings, units, town houses, terraced houses and small scale apartment buildings
- the Terraced Housing and Apartment Building zone encourages the development of apartments ranging from four to six storeys in height, as well as terraced housing
- the Large Lot Residential zone will require the creation of large lots on land that is subject to physical or landscape constraints and is generally unserved
- the Rural and Coastal Settlement zone applies to small rural and coastal villages and provides for single dwellings on a lot but a larger minimum lot size control.

The draft Auckland Unitary Plan is not simply about enabling Auckland to have more of the homes it needs – it also aims to ensure the better quality design of homes that Aucklanders want. It will be complemented by the Auckland Design Manual (currently being prepared), which will demonstrate good design and how it can help make Auckland a better place to live.

What is your view on the new residential zones? Do you think this will help provide the right housing choice in your community?



Single House



Mixed Housing



Terraced Housing and Apartment Building

Where we work – local jobs, business friendly

The Auckland Plan has outlined a clear hierarchy of centres, with different roles and scales of development. The city centre is at the top, with the biggest scale and intensity of development and no height restriction, in some areas. Metropolitan Centres like Takapuna and Manukau are a step down from the city centre, and the hierarchy continues all the way down to the corner dairy.

Our centres are where public and private sector investment tends to be focused – for example public transport, libraries, leisure facilities and public spaces. This is where the draft plan proposes higher buildings, so that more businesses and residents can be closer to those facilities and benefit from that investment. More people living within or closer to town centres will also help to ensure more customers for local businesses and greater use of facilities and transport services, making them more viable. The draft plan encourages commercial activities (retail and offices) away from industrial zones, to protect industrial land for these uses.

Urban design assessments for all new buildings in our centres, Business Park, Mixed Use and General Business zones will help to improve the quality of buildings and how they relate to their surrounding area. These higher-density areas need good design. In industrial zones there are limited urban design requirements and new buildings would not require resource consent.

Do you think the proposed plan will help make our business areas work better and enable opportunities for local jobs?

Proposed maximum height of centres

Metropolitan Centres	
Albany, Botany, Henderson, Manukau, New Lynn, Papakura	Maximum 72.5m (18 storeys)
Newmarket, Sylvia Park, Takapuna, Westgate/Massey	Subject to special rules such as volcanic cone sightline
Town Centres	
Avondale, Glen Innes, Milford, Newton/Upper Symonds Street, Northcote, Manurewa, Onehunga, Ormiston, Pakuranga, Panmure, Royal Oak, Silverdale, Three Kings	Maximum 32.5m (8 storeys)
Browns Bay, Glen Eden, Glenfield, Highbury, Highland Park, Orewa, Ōtāhuhu, Papatoetoe	Maximum 24.5m (6 storeys)
Devonport, Ellerslie, Hunters Corner, Mangere, Mt Albert, Ōtara, Parnell, Ponsonby, Pt Chevalier, Pukekohe, Remuera, Stoddard Road, Sunnynook, Takanini, Te Atatu, Warkworth, Whangaparaoa	Maximum 16.5m (4 storeys)
St Lukes, Howick	Specific overlay provisions dictate height
Local Centres	
All local centres	Maximum 12.5-16.5m (3 or 4 storeys)



Fort Street shared space



Local business



Matakana Markets

What we value – environment, heritage and character

The draft Auckland Unitary Plan looks to safeguard the things we value in Auckland, through either specific zones (such as coastal areas) or overlays on residential zones (such as historic heritage or local precinct rules).

Water quality

There are two significant changes from past plans. Firstly, intensive livestock farming operations (more than 18 stock units per hectare) will have to ensure that stock is kept out of streams and the coastal marine area. They will have five years to do this for permanent streams, and another five years (10 years in total) to do this for intermittent streams. The plan recognises that there are a number of ways this may be achieved so leaves it up to land managers (those using the land) to decide the best method.

Secondly, while the marine pollution regulations already provide some limits on where untreated sewage can be discharged from boats, then concerns remain about the potential effects on human health and cultural values. To manage these issues, in addition to the marine pollution regulations, the draft plan proposes to control these discharges within 2km of the shoreline.

Natural character and landscapes

The RMA requires councils to identify and protect areas with outstanding or high natural character and landscape coastal values. In the draft plan there are controls on new buildings, earthworks and vegetation removal that apply to these areas. Examples of these areas include Lion Rock, Piha.

Mangroves

The draft plan has a new approach to mangroves. This means that mangroves can be removed without a resource consent from areas that were free of mangroves in 1996 in some zones. To remove mangroves under this rule you will need to advise council in advance and provide information, such as photos, that show the area was free of mangroves in 1996.

Rural subdivision

Following the direction of the Auckland Plan, the draft Auckland Unitary Plan proposes no net increase in new sites for development in rural zones. A new rule that lets you transfer the subdivision potential in the rural production, mixed rural and rural coastal zones will allow limited subdivision while not increasing the total number of new sites. It will also reduce fragmentation of rural sites and protect rural production from non-rural activities and lifestyle development.



The draft plan proposes that new growth will only take place in greenfield sites that are identified through the Rural Urban Boundary (RUB) process. Described in the Auckland Plan as a 30 year urban boundary, the RUB replaces the metropolitan urban limit and separates urban from rural. The Auckland Plan identified certain areas for greenfield development and further investigations are considering issues relating to the environment, cultural heritage and infrastructure to develop some proposed approaches of where new growth will go and to identify the new RUB.

What are your views on this proposed approach to manage mangroves?

What are your views on the proposed approach to identify the new RUB?



Open Space

There are currently 31 Open Space zones in the existing District Plans. The draft Auckland Unitary Plan proposes replacing these with four: Conservation; Informal Recreation; Sport and Active Recreation; and Civic and Community Spaces. The draft plan proposes one zone to replace the myriad of zones and different approaches for Auckland's major sport and recreation facilities. Different precincts will be used to take account of the different requirements of these facilities, which range from sports stadia such as Eden Park, through to the Zoo and MOTAT.



sites, and other categories of heritage found in existing plans combined. The draft unitary plan proposes a new approach to evaluation, where all of the values that contribute to the significance of a place are considered together, rather than independently. Map overlays defining the extent of scheduled heritage places have been created, providing improved clarity for land owners.

Other areas of early business and residential development, including our distinctive villa suburbs, are collectively managed as historic character areas. These are subject to a different set of planning controls designed primarily to retain the traditional character of historic streetscapes. Historic character areas are shown as an overlay on the planning maps.

Another management tool proposed in the draft unitary plan is a demolition control overlay that is applied to parts of Auckland with a concentration of pre-1944 development that are not currently historic character areas. This overlay is an interim control that will manage demolition while heritage surveys are undertaken. Any proposed demolition within this overlay will trigger the requirement for resource consent.

Historic character and historic heritage

Many Aucklanders are passionate about protecting our heritage and this is an important issue for the draft plan to address. In the plan, heritage will be recognised and managed in different ways, based on the significance of the place and the protection required.

Our most significant heritage places, those that meet the significance criteria set out in the draft unitary plan, are included in a heritage schedule. A unified schedule of historic heritage places has been created, with overlapping places and separate schedules of buildings, archaeological and maritime

Do you think this is the right approach to look after our historic character and heritage?



Mana Whenua

The draft Auckland Unitary Plan establishes a framework for how council will work together with Mana Whenua to harness their valuable knowledge in managing Auckland's natural and physical resources. This includes creating opportunities for Mana Whenua to help inform decisions and make decisions about resources which are important to them, such as, how we identify and protect significant places and cultural landscapes. Marae and papakainga (a settlement or village which has whakapapa connections to that land) are enabled, to support the identity of Mana Whenua, strengthen communities and help achieve economic aspirations.

Resource Management Act 1991 (RMA)

The draft Auckland Unitary Plan is developed under the RMA, which is the main legislation protecting our environment. The RMA is designed to ensure activities like building houses, clearing bush, moving earth, taking water from a stream or burning rubbish won't harm our communities, or damage the air, water, soil and ecosystems that we and future generations need to survive.



Timeline

Stage 1	Stage 2	Stage 3	Stage 4
Local board, stakeholder and sector input to development of the draft unitary plan. Aug 2012 – Feb 2013	Engagement with public on the draft unitary plan. Mar – May 2013	Finalise proposed Auckland Unitary Plan for council decision to notify. May – Aug 2013	Notification and statutory process on proposed Auckland Unitary Plan followed by hearings.

Have your say

Tukua mai ō whakaaro

More than 15,000 Aucklanders helped create the Auckland Plan and the vision to become the world's most liveable city. Now it's your chance to shape the way we deliver that vision through the draft Auckland Unitary Plan.

We have been developing the draft unitary plan over the last two years with a range of expert and sector input. From September to November 2012, we ran a significant round of consultation with local boards, business and community groups and some members of the public to help shape the draft Auckland Unitary Plan. The council is committed to providing opportunities for a broad range of people to have their say and influence the plan as it is developed.

The best way to have your say is through the online feedback form at www.shapeauckland.co.nz

You can also access the e-plan online, view the video or join in the discussion and see what other Aucklanders have to say about the way the city is set to grow.

Your feedback will be used to develop the proposed plan that will go out for formal notification later in the year.

▶ Play your part in delivering the world's most liveable city. Have your say:

- 📍 www.shapeauckland.co.nz
- ✉ unitaryplan@aucklandcouncil.govt.nz
- 📘 www.facebook.com/aklcouncil
- ✉ Auckland Council, Private Bag 92300, Auckland 1142
- ☎ For more information, phone 09 301 0101

The draft Auckland Unitary Plan

Detailed factsheet on proposed residential controls

The draft plan proposes a series of controls on things such as height, density, site coverage and setbacks from boundaries. This is to ensure that new development strengthens the character of residential areas and limits the impact on neighbouring properties, while at the same time providing the greater supply and choice of homes that Auckland needs.

Generally, the greater the density of housing, the greater the number of considerations that have to be taken into account. These include:

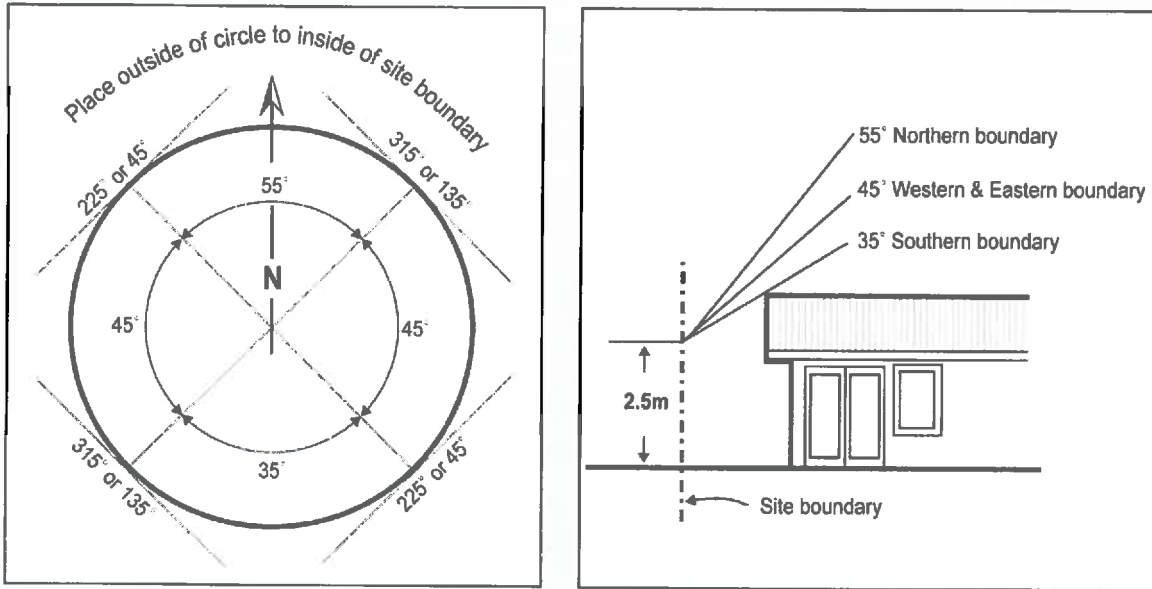
Control	Terraced Housing & Apartment Buildings Zone	Mixed Housing Zone	Single House Zone	Rural & Coastal Settlement Zone	Large Lot Residential Zone
Building height	Generally 14.5m (4 storeys); 18m (5 storeys) adjacent to some Town Centres; 21.5m (6 storeys) adjacent to Metropolitan Centres and some Town Centres	8m	8m	8m	8m
Maximum density	Density determined by design review process	Up to 4 dwellings 1:300m ² 5+ dwellings: Density determined by design review process (min. site size 1200m ²)	One dwelling per site	One dwelling per site	One dwelling per site
Minimum frontage/site width	Min. frontage/site width: <ul style="list-style-type: none"> • 25m up to 4 storeys • 30m greater than 4 storeys 	3-4 dwellings: Min. frontage/site width: 15m 5+ dwellings: Min. frontage/site width 20m		n/a	
Minimum site size for subdivision	1200m ² with min. frontage of 20m	300m ²	500m ²	4000m ²	4000m ²
Front yard	2.5m	2.5m	5m	5m	10m
Side and rear yards	n/a	n/a	n/a	n/a	10m
Riparian yard	All zones – 10m from edge of stream (permanent and intermittent)				
Lake yard	All zones – 30m				
Minimum landscaped (permeable) area	30%	40%	40%		n/a

Summary of key controls	Terraced Housing & Apartment Buildings Zone	Mixed Housing Zone	Single House Zone	Rural & Coastal Settlement Zone	Large Lot Residential Zone
Height in relation to boundary	See detailed setback controls below	2.5m vertically above side and rear boundaries then a recession plane of: <ul style="list-style-type: none"> • 35 degrees from southern boundary • 45 degrees from east and west boundaries • 55 degrees from northern boundary See Diagram 1 below. Maximum length of a wall on the boundary: 10m or 25% of the length of the same boundary, whichever is less. (Note: common walls permitted between two buildings)			n/a
Maximum building coverage	40%	50%	35%	20% or 200m ² whichever is less	10% or 400m ² whichever is less
Maximum impervious (hard surface) area	70%	60%	60%	10%	10%
Minimum landscaped (permeable) area	30%	40%	40%	n/a	
Privacy	Design review process	If the habitable room windows of a dwelling are less than 6m away and have direct views of the habitable room windows of other dwellings within the same or adjacent sites, they must: <ul style="list-style-type: none"> • be offset a minimum of 1m horizontally or vertically from the edge of one window to the edge of the other; or • have sill heights of 1.6m above floor level; or • have fixed obscure glazing in any part of the window below 1.6m above floor level; or • be on the ground floor level and separated by a fence of 1.6m minimum height. 			n/a
Outdoor living space (OLS): (OLS): Principal living room at ground floor	Must be directly accessible to principal living room, able to contain a 4.5m x 4.5m square on a flat area directly accessible to principal living room	Min. 40m ² , able to contain a 4.5m x 4.5m square on a flat area directly accessible to principal living room	Min. 80m ² , able to contain a 4.5m x 4.5m square on a flat area directly accessible to principal living room	n/a	
OLS Principal living room above ground floor	Balcony or roof terrace of 8m ² with min. dimension of 2.4m	Part of required OLS must include balcony or roof terrace <ul style="list-style-type: none"> • 8m² and min. dimension of 2.4m • direct access from principal living room For Mixed Housing zone where entire OLS above ground level: <ul style="list-style-type: none"> • 10m² and min dimension of 2.4m 			n/a
Fences	Maximum height 1.8m – area between 1.2m and 1.8m must be at least 75% transparent				
Garages	Take up no more than 50% of the width of front façade of the building	n/a		Take up no more than 50% of the width of the front façade of the building	

Further controls for the Terraced Housing and Apartment Buildings and Mixed Housing zones:

Control	Terraced Housing and Apartment Buildings Zone	Mixed Housing Zone
Building setbacks at upper levels	<p>Where sites in the Terrace Housing and Apartment Buildings zone adjoin the Single House or Mixed Housing zone, buildings must be set back at least 3m from side and rear boundaries for storeys one and two and 5m for storeys three and four.</p> <p>Where sites in the Terrace Housing and Apartment Buildings zone adjoin another site in the same zone or any zone other than the Single House or Mixed Housing zones, buildings must be set back as follows:</p> <ul style="list-style-type: none"> • Where the building is between one and four storeys, the building must be set back at least 3m from side or rear boundaries. • Where the building is more than four storeys, the building must be set back at least 5m for storeys one to four from side or rear boundaries. The building must be set back 7m from side or rear boundaries for storeys five and six. 	n/a
Outlooks	Principal living rooms must have an outlook of at least 15m, measured perpendicular to the exterior face of the building. For bedrooms the outlook space must be at least 6m, measured perpendicular to the exterior face of the building.	n/a
Max. building length	n/a	Where three or more attached dwellings are orientated down the length of a side boundary, after the third dwelling, buildings must not exceed a maximum height of 5m for a minimum length of 3m
Minimum dwelling size	30m ² (plus see the minimum outdoor living space requirements above)	
Daylight to dwellings	Glazing to principal living room: Min. 40% of floor area of the living room Glazing to bedrooms: Min. 20% of floor area of the bedroom	
Minimum room dimensions	Principal living room and principal bedroom: Min dimension 3m excluding cupboard/ storage space.	
Servicing and waste	Must provide communal storage space for 10 or more dwellings. Aggregate of: Studio and 1 bedroom (0.3m ²), 2 bedroom (0.5m ²), 3 bedroom (0.7m ²), 4 or more bedrooms (1m ²)	
Dwelling mix	If > 20 dwellings in a building: Studio and 1 bedroom dwellings must not exceed 70% of the total number of dwellings	
Floor to ceiling height	Ground floor: 4m for depth of 10m where adjoining street or public open space Above ground floor: 2.7m where floors will accommodate dwellings	n/a

Diagram 1: Height in relation to boundary control in the Single House, Mixed Housing and Rural and Coastal Settlement Zones



The draft Auckland Unitary Plan

Detailed factsheet on centres: building heights and setback controls

Auckland's city centre, metropolitan centres and town centres are where public and private sector investment tends to be focused. The draft Auckland Unitary Plan aims to enable that role to strengthen over the decades to come. These centres are where retail, employment and facilities such as public transport, libraries and public spaces and are concentrated. Allowing for additional height in some of these centres (compared to existing height limits) not only ensures that people have greater choice of homes, it also enables more businesses and residents to be closer to a wide range of goods and services.

How the centres and other business areas affect the residential areas and open space areas around them is critical, and so the draft plan proposes a series of height and setback controls to minimise impacts without overly limiting the growth that can be achieved. This is an important balance to reach, and so will be a key area of feedback on the draft plan.

It's also important to note that the draft plan proposes urban design assessments for all new buildings in centres (other than the small neighbourhood centres), as well as for the Business Park, Mixed Use and General Business zones. The purpose of this is to ensure quality buildings that relate well to their surrounding area.

Proposed maximum height of centres

Metropolitan Centres

Albany, Botany, Henderson, Manukau, New Lynn, Papakura	Maximum 72.5m (18 storeys)
Newmarket, Sylvia Park, Takapuna, Westgate/Massey	Subject to special rules such as volcanic cone sightline

Town Centres

Avondale, Glen Innes, Milford, Newton/Upper Symonds Street, Northcote, Manurewa, Onehunga, Ormiston, Pakuranga, Panmure, Royal Oak, Three Kings	Maximum 32.5m (8 storeys)
Browns Bay, Glen Eden, Glenfield, Highbury, Highland Park, Orewa, Ōtāhuhu, Papatoetoe	Maximum 24.5m (6 storeys)
Devonport, Ellerslie, Hunters Corner, Mangere, Mt Albert, Ōtara, Parnell, Pt Chevalier, Ponsonby, Pukekohe, Remuera, Stoddard Road, Sunnynook, Takanini, Te Atatu, Warkworth, Whangaparaoa	Maximum 16.5m (4 storeys)
St Lukes, Howick	Specific overlay provisions

Local Centres

All local centres	Maximum 12.5-16.5m (3 or 4 storeys)
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Neighbourhood Centres

All neighbourhood centres	Maximum 12.5 (3 storeys)
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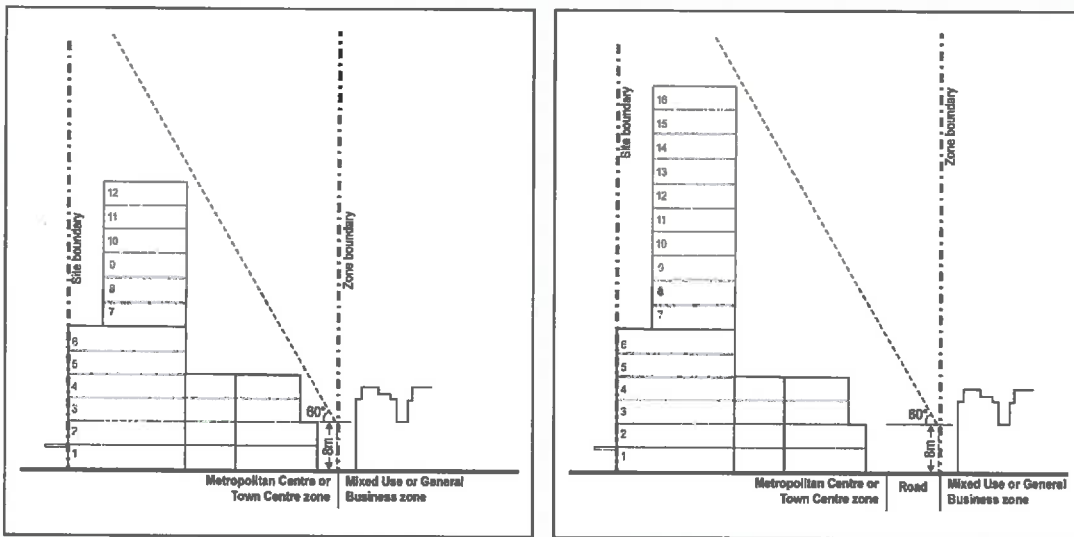
Setback controls for centres and other business zones:

The setback controls can depend on a range of issues:

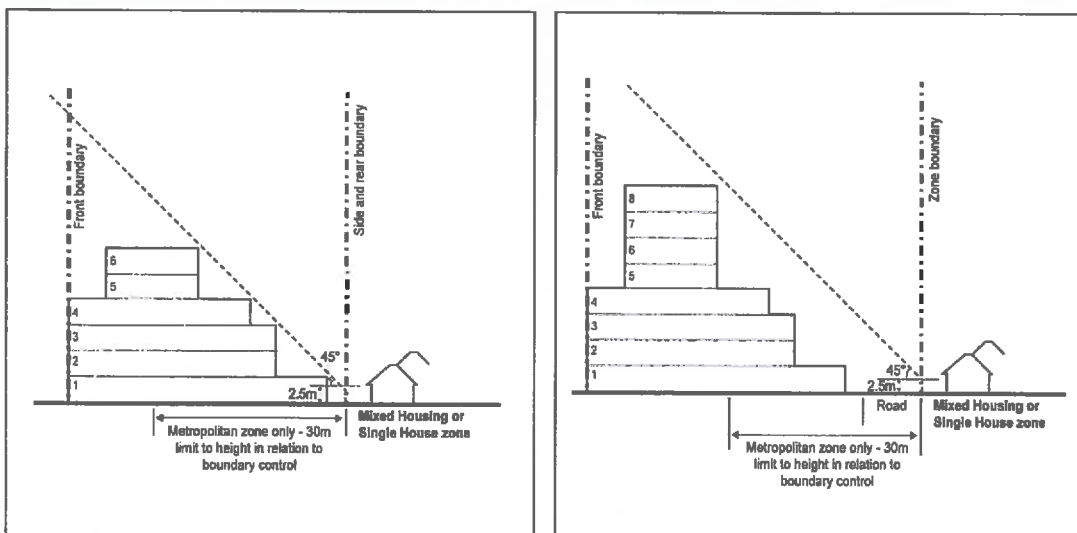
- Which zone it is
- Which zone it adjoins
- Whether it is next to an area of public open space
- Whether there is a road between the buildings
- Building orientation

Given the range of variables, it is not possible to get these all across in one simple diagram, so we have developed the following diagrams to cover the range of possibilities. Buildings are not permitted to penetrate the diagonal lines shown on the diagrams.

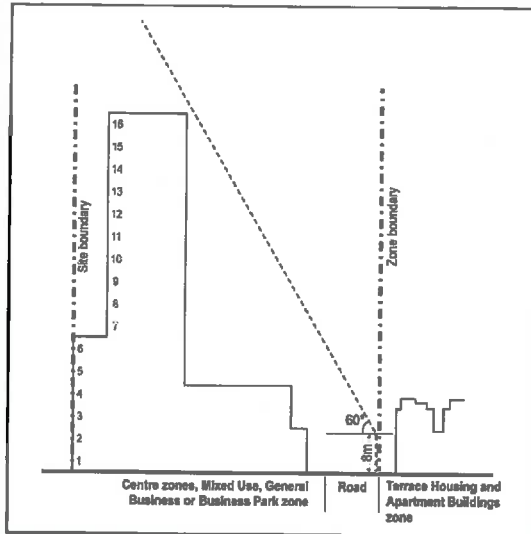
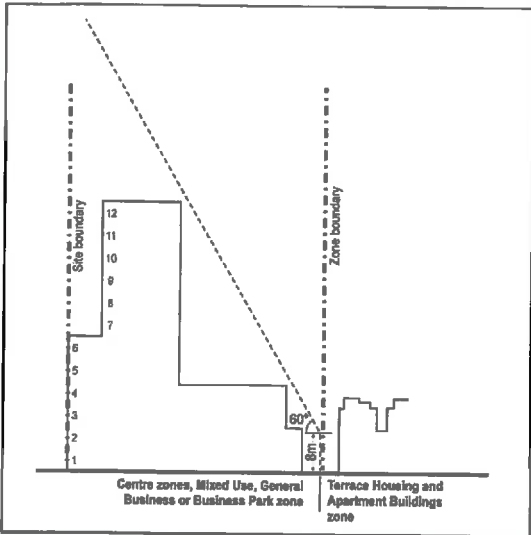
Next to Mixed-Use or General Business zones:



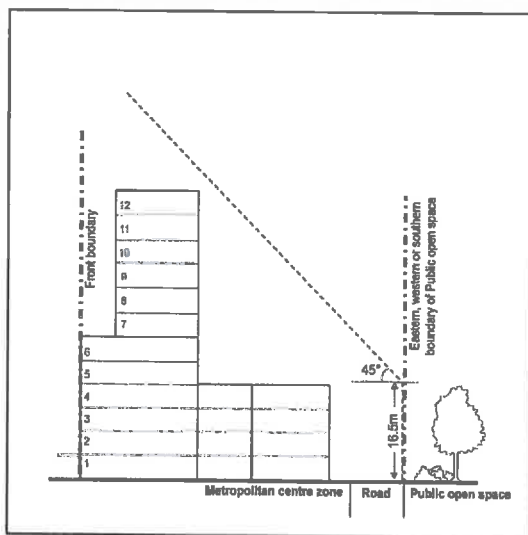
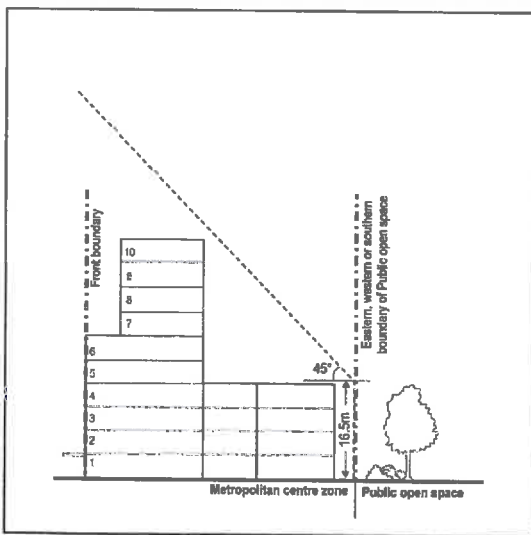
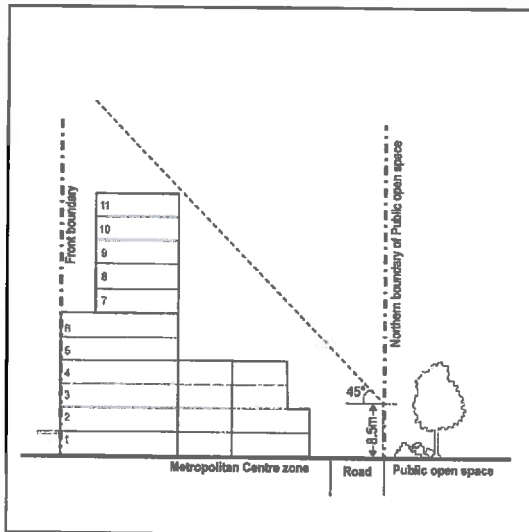
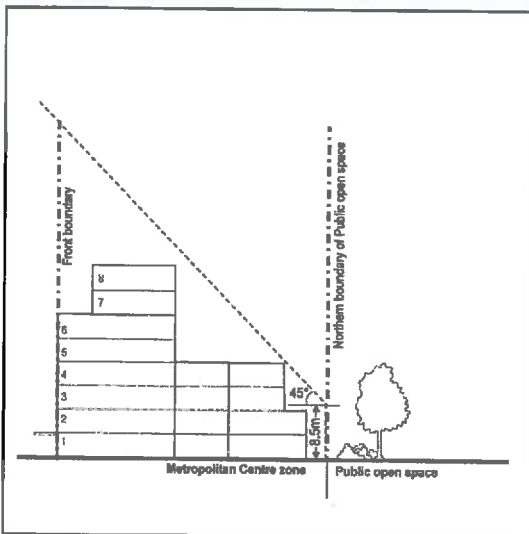
Next to Single House or Mixed Housing zones:

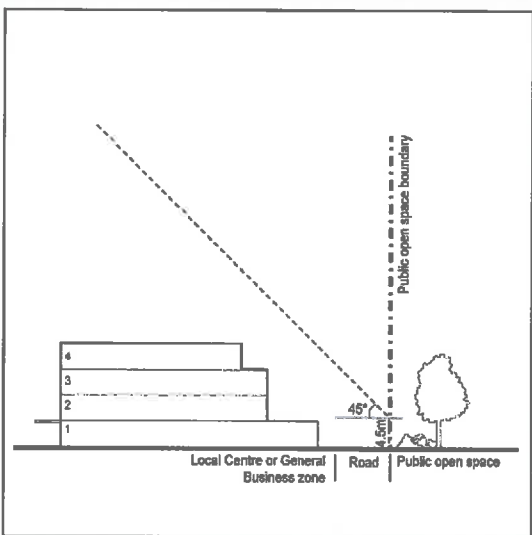
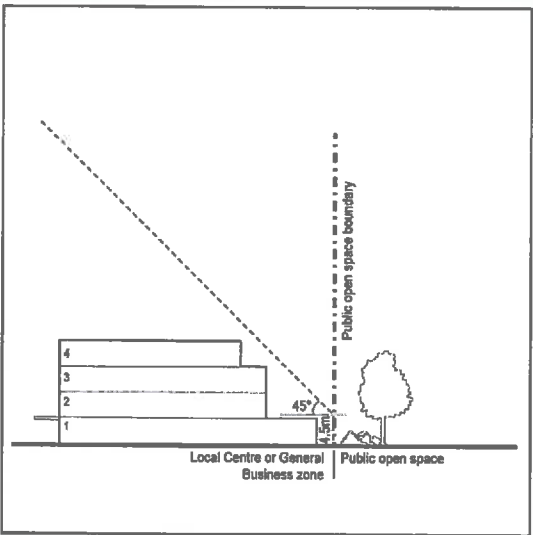
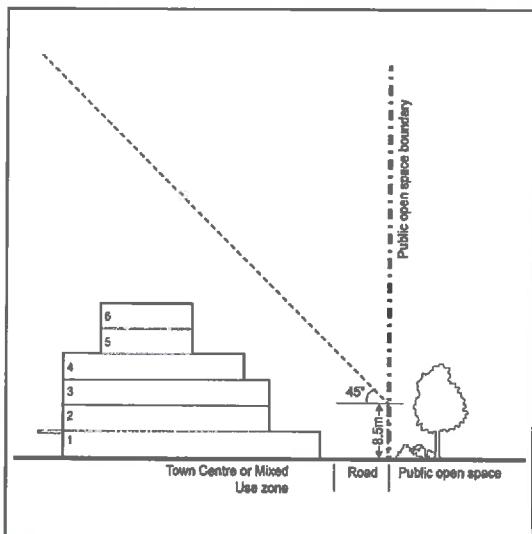
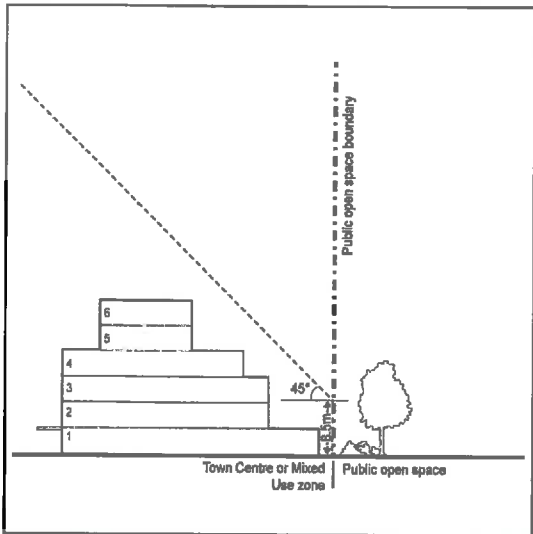


Next to Terraced Housing and Apartment Building zone:



Next to Public Open Space:





Addendum to the draft Auckland Unitary Plan

Detailed fact sheet on Rural Urban Boundary areas of investigation

The Addendum to the draft Auckland Unitary Plan proposes a new Rural Urban Boundary (RUB) to replace existing Metropolitan Urban Limits (MUL).

The RUB will define the maximum extent of urban development in greenfield land to help determine where up to 40 per cent of residential and employment growth will occur outside the existing metropolitan urban area over 30 years, as proposed in the Auckland Plan.

The RUB will be part of the Auckland Unitary Plan when it is formally notified. Work to determine the proposed RUB areas affecting the south, north and north-west of Auckland is progressing through the draft Unitary Plan public engagement programme.

The table below provides an estimate of how growth could be allocated across Auckland to meet the projected need for 400,000 new dwellings by 2040.

Additional capacity requirements

Location	Total additional housing capacity (dwellings) required	Total additional employment capacity required
In existing urban core (up to 70%)	280,000	190,000
Outside existing urban core (up to 40%)	160,000	110,000
Greenfield areas of Investigation	90,000	61,000
Satellite towns (excluding greenfield extensions)	20,000	14,000
Rural and coastal towns	10,000	7,000
Rural villages and general rural.	20,000	14,000
Pipeline greenfield currently outside MUL (e.g.: Hobsonville, Hingaia, etc*)	20,000	14,000

* These areas have existing urban zoning and infrastructure, or infrastructure servicing is imminent.

A simple definition of "greenfield land" is: rural land that is being used for urban activity for the first time.

In round figures, of the 160,000 new dwellings required outside the existing urban core, 55,000 will be located in the south and 35,000 in the north and north-west greenfield areas of investigation, with the rest in existing towns, villages, or areas already under development.

In the south, future growth options are proposed for Karaka, Drury, Hingaia, Paerata and Pukekohe areas. In the north and north-west, indicative options are being explored for Warkworth, Silverdale, and Kumeu-Huapai and Whenuapai.

RUB options for the various investigation areas are included in a series of maps found online at www.aucklandcouncil.govt.nz/unitaryplan where people can also find responses to frequently asked questions.

The greenfield areas being investigated have relatively few physical and environmental constraints, are close to or can provide employment, have existing infrastructure, or are viable areas for new infrastructure.

When the process of determining the RUB is completed, it will be permanent. This will reduce speculation about future urban development outside the RUB and therefore encourage investment in the productive use of rural land.

The council is conscious of the need to balance the often-competing demands of land for housing with protection of the environment, productive farmland and rural and coastal towns and villages.

People can pose questions or make comments on the RUB investigations via www.shapeauckland.co.nz during the draft Unitary Plan engagement period which ends 31 May, 2013.