

## Feedback on National Policy Statement on Urban Development Capacity

**From: Hibiscus and Bays Local Board**

**Date: 17 June 2016**

The Hibiscus and Bays Local Board believes that this has huge implications to growth areas such as Long Bay, Weiti and Silverdale in terms of both social infrastructure and physical infrastructure.

It is not just a matter of moving development to the periphery, there needs to be both social infrastructure and physical infrastructure in place. As an example, discussions on SHAs proposed (and some approved) for the Hibiscus and Bays area to go ahead when the wastewater plant at Army Bay is already at capacity now. How then can the growth be adequately serviced?

A lot of development contributions collected continue to be spread across the region rather than being directed to the provision of infrastructure in local areas to ensure these growth areas are catered for and to mitigate the effects of growth.

It is noted that the legislation that set up development contributions used this point as the reason to justify charging development contributions.

Hibiscus and Bays Local Board also endorses the following Kaipataki Local Board views:

- Infrastructure definition –power and telecommunications infrastructure are not included in the definition. Just as it would be useful to have a conversation with social infrastructure providers e.g. education and health about land release we probably also need to talk to people like Vector and Spark.
- Stats NZ classification of urban areas. The NPS consultation document refers to using these Stats NZ zones. I'm not sure if that means we need a separate assessment for the northern, western, central and southern zones or whether it's just one assessment for council. If it's four separate assessments that may impact on current work on future urban areas and the infrastructure strategy.
- Lastly we want to create communities, not just dormitory suburbs. While the NPS talks about both residential and business / commercial land there isn't that much about having them in close geographical proximity. It won't do a lot for Auckland's congestion, pollution, business efficiency or household costs if all the new residential land is in the north and all the commercial and business land in the south. I know even if we do provide business / commercial land in close

proximity with residential land that it won't mean that all the residents work locally, but if they don't have the opportunity they can't.

### Authorisation

This feedback is authorised by Julia Parfitt, Chairperson on behalf of the Hibiscus and Bays Local Board.



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