

Aligning Auckland's land use and infrastructure

Presentation to LGNZ Housing Symposium 2018 by Penny Pirrit, Director Regulatory Services Auckland Council

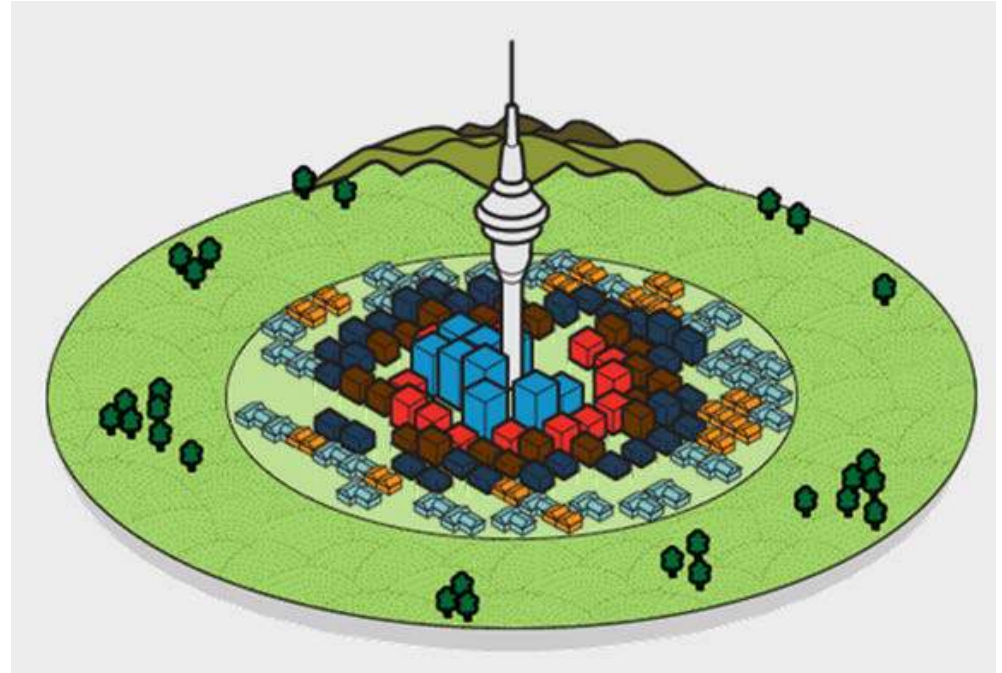


Auckland's growth

Over the next 30 years
Auckland's population could
reach 2.4 million

This means an additional

- 720,000 people
- 313,000 dwellings
- 263,000 jobs



Growth approach

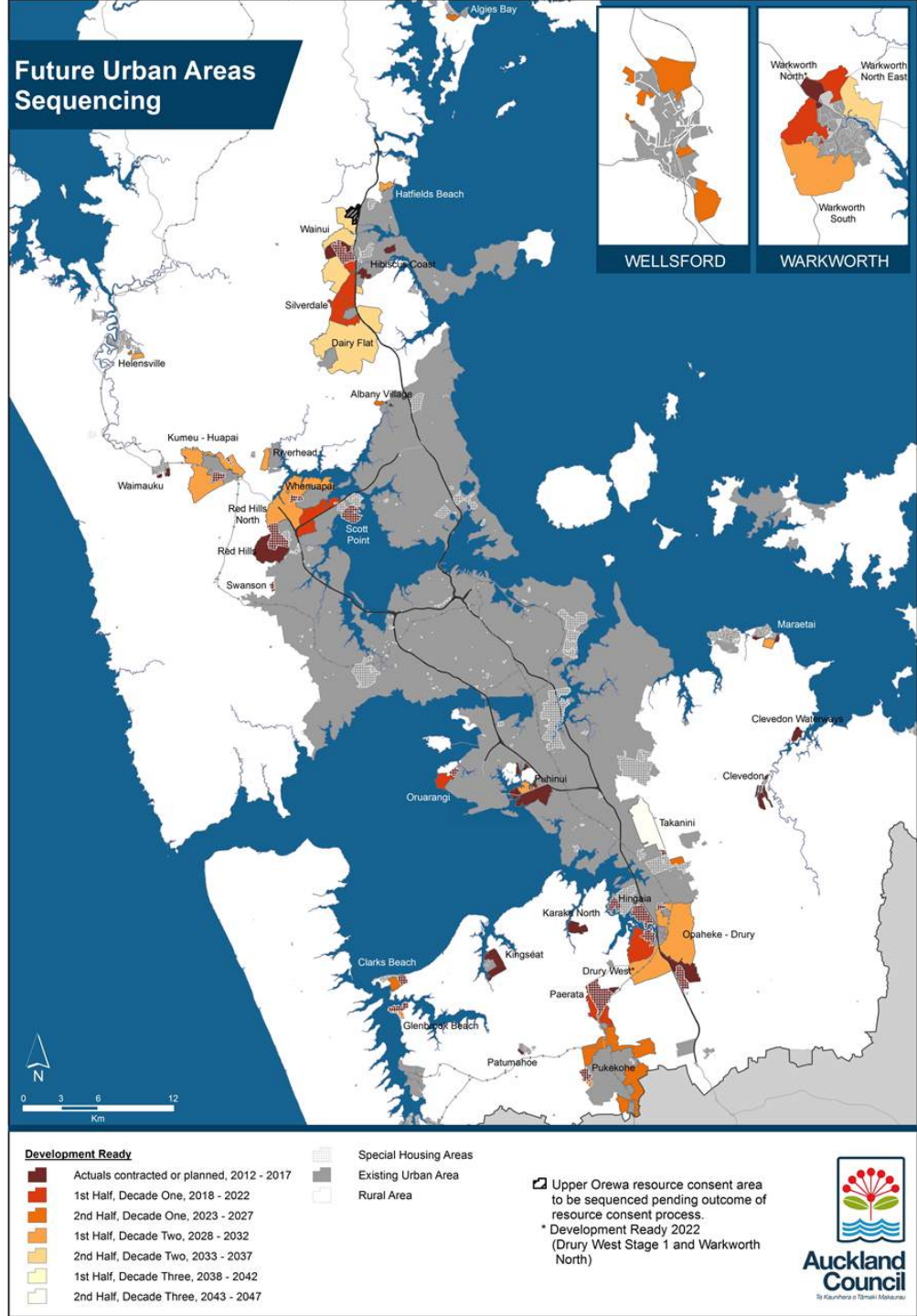
We will grow by:

- redevelopment and intensification in areas that are already developed
- establishing new communities in future urban areas within the Rural Urban Boundary



Future urban land supply

- 15,000 hectares of future urban land
- 137,000 homes
- 67,000 jobs



Scale of growth

15,000 ha Future Urban
= **2x Hamilton**

Hamilton's key infrastructure includes:

- 800km wastewater pipes
- 121 pumping stations
- 1000km water pipes
- 8 water reservoirs
- 200 parks and reserves
- 670km sealed roads
- 1000km footpaths and walkways



Future urban growth challenges

- Aligning land use and infrastructure
- Large scale planning is needed
- Limited urban infrastructure
- Bulk infrastructure projects
- Long lead in times
- Geotechnical and environmental constraints
- Significant costs



Financing challenges

- \$20 billion – high-level bulk infrastructure costs for future urban land
- Financing access to capital under borrowing constraints
- Housing Infrastructure Fund – loan to council
- Crown Infrastructure Partners



Funding challenges

- Funding by beneficiaries
- Infrastructure investment may benefit
 - neighbouring developed areas
 - current/target development area
 - future development areas



Funding Tools

Development Contributions

- Payable at development by developers for growth component of infrastructure
- Revenue stream uncertain – depends on pace of development
- Payment when benefits realized



Funding Tools

Targeted Rates

- Can apply to all beneficiaries
- Payable when struck
- Certain revenue stream
- Element of compulsion payment



Implementation

AN INTEGRATED PLANNING APPROACH

