

# **Memorandum of Understanding**

# **Southern Sector Agreement**

**March 2001**

*A partnership between*



Auckland **Regional** Council

# **Contents**

- 1. Background**
- 2. Vision, Outcomes & Principles of the Regional Growth Strategy**
- 3. Overview of Southern Sector's Population Growth Provision**
- 4. Agreement: Form & Location of Future Growth – Greenfields**
- 5. Agreement: Form & Location of Future Growth – Nodal Development/Re-development**
- 6. Physical & Social Infrastructure**
- 7. Summary of Community Involvement**
- 8. Matters to be Resolved**
- 9. Effective Date, Amendment & Renewals of this MoU**
- 10. Administration**

## **Maps**

## **Technical Papers**

## **Attachments**

# 1. Background

- 1.1 The Auckland Regional Growth Strategy 2050 (the Growth Strategy) was released in November 1999. As part of the implementation process for the Growth Strategy, each Local Authority in the Region as well as the Auckland Regional Council (ARC) has signed a Memorandum of Understanding (MoU) to define and agree upon the responsibilities of the main stakeholders responsible for implementation.

Over the next 50 years the region's population is expected to increase by 85%, from a 1996 population of 1,066,000 to a projected 2050 population of 1,956,000. For the south, this means accommodating 31% of this increase (or 275,000 more people) through existing urban and rural capacity,<sup>1</sup> intensified areas within the existing urban area<sup>2</sup> and within greenfield sites. It is estimated in the Growth Strategy that in the south this increase will be accommodated by 169,000 (or 61%) in the existing urban areas and 85,000 (or 30%) in the future growth areas. The remaining 9% will be accommodated as part of the existing capacity within the rural sector.

Based on predicted growth rates the southern sector must accommodate an average of 5,500 people per year to meet this target. This is a total of 275,000 additional people over the 50 year growth period as indicated above.

- 1.2 In signing the Growth Strategy MoU, the Southern Sector (Manukau City Council, Papakura District Council and Franklin District Council), together with the ARC, are responsible for developing Sector Agreements with respect to the location and capacity of sub regional growth. According to the Growth Strategy MoU signed by the various parties, the sector-based understandings must identify the capacities for growth required in the next 20 years. This Memorandum of Understanding fulfils that requirement.
- 1.3 The scope of this Southern Sector MoU broadly covers key growth issues between the Local Authorities of the Southern Sector and outlines the means by which these issues will be jointly resolved. The issue of sequencing and timing will be agreed within this first MoU to achieve a broad understanding and agreement of the timing of release of greenfield land in particular.
- 1.4 This MoU primarily focuses on issues relating to greenfield and some nodal development. A subsequent MoU will be developed between the parties with respect to issues surrounding rural growth and the remaining nodal development areas in the Southern Sector.
- 1.5 The Southern Sector MoU will be signed by the key stakeholders responsible for implementation of the Growth Strategy for urban growth in the Southern Sector, namely:
- Manukau City Council (MCC)
  - Papakura District Council (PDC)
  - Franklin District Council (FDC) and
  - Auckland Regional Council (ARC)
- 1.6 The Southern Sector MoU will be referred to the Growth Forum for endorsement and review to ensure consistency with the Growth Strategy vision, outcomes and principles and the Growth Forum MoU.

---

<sup>1</sup> Includes operative greenfield and infill (i.e. district plan provisions) and includes towns, countryside living and general rural living

<sup>2</sup> Through intensification of centres (nodes), corridors and limited infill

- 1.7 The Southern Sector Councils are participants in the Southern Corridor Project which has been set up to investigate and recommend on the provision of a rapid transit system in line with the Growth Strategy and the Regional Land Transport Strategy. The nodal development by MCC and PDC outlined in section 2.2 of this MoU is centred on the southern rail corridor. For Manukau City, nodal development presumes a Wiri/Manukau City Centre rail link. The timeframe for Manukau City Council's input into the development of other nodes not located on the southern rail corridor will be confirmed subsequent to the signing of this MoU. The possibility of a further rapid transit corridor serving the Flat Bush area, Botany and Pakuranga Town Centres and linking into Auckland City via Panmure may be investigated as part of any Manukau City Council input into these nodes/future growth areas.

## **2. Vision, Outcomes & Principles of the Regional Growth Strategy**

- 2.1 This Sector Agreement meets the vision, outcomes and principles of the Auckland Regional Growth Strategy: 2050. Technical Paper I 'Meeting Regional Outcomes' to this Agreement details how the Agreement meets the Vision, Outcomes and Principles of the Growth Strategy.

# 3. Overview of the Southern Sector's Population Growth Provision

## 3.1 Papakura District

3.1.1 Providing for future growth under the Growth Strategy within the Papakura District means that the current population of approximately 42,000 will grow to approximately 94,000 by 2050. The Growth Strategy proposes that this growth be accommodated in the following manner: 12,000 (23%) in existing rural and urban residential areas, 5,000 (10%) in the Papakura Central Area, and 35,000 (67%) in the growth areas.

3.1.2 Within the first 20 year period a population growth of 24,000 will be accommodated allowing for a vacancy factor of 20%. This agreement proposes to distribute this as follows:

3.1.3 5,520 (23%) in the existing rural and urban residential zoned areas; 2,400 (10%) in the Papakura Central Area, and 16,080 (67%) in Takanini and Hingaia.

## 3.2 Manukau City

3.2.1 Future growth under the Growth Strategy within Manukau City means that the current population of approximately 264,000 (254,000 identified in the Growth Strategy) will grow to approximately 432,000 by 2050. The Growth Strategy proposes that this growth be accommodated in the following manner: 8,000 (4%) in existing rural areas, 87,000 (49%) in existing urban areas through infill, 36,000 (20%) in existing urban areas through nodal intensification and 47,000 (26%) in the Flat Bush greenfield area.

3.2.2 Within the first 20 year period from 2001 a population growth of 89,000 could be accommodated within Manukau City. Dependent upon market uptake, distribution of this growth may be accommodated in the following way:

- 20,000 in the existing urban area through intensification
- 41,500 in the Flat Bush area
- 28,000 in the existing urban and rural areas

3.2.3 Uptake within the existing urban area may account for less than 28,000 depending on uptake of growth opportunities in Papakura and Franklin.

3.2.4 Given environmental constraints (see Attachment 5) capacity in the Flat Bush area is likely to be less by 4,000 compared to projected Growth Strategy capacity of 47,000. However it is estimated that the Flat Bush greenfield area will receive high market demand and will be largely developed by the year 2025.

3.2.5 Potential capacity within nodal intensification areas has been increased due to the identification of additional nodes. These nodes are subject to further investigatory work and community consultation processes.

3.2.6 A concept plan has been developed by Council for the sub-regional node of Manukau City Centre. This Redevelopment Strategy (refer Attachment 3) identifies initial capacity for 20 years resulting in an estimated 3,500 – 4,000 people.

- 3.2.7 Other nodes within the urban area (Manurewa, Hunters Corner, Papatoetoe and Middlemore) have been afforded priority in terms of concept planning and District Plan Changes to enable intensification development to occur within these areas.

### **3.3 Franklin District**

- 3.3.1 In 1996 the population of Franklin living within that part of the District included in the Auckland Region was 32,000. Future growth anticipated by the Growth Forum and identified in the Regional Growth Strategy will result in an increase of 43,000 people (total population 75,000) by the year 2050.
- 3.3.2 It is estimated in the Regional Growth Strategy that around one third of the total future growth can be accommodated within the remaining capacity of towns, settlements and rural areas under the operative Franklin District Plan. This is not sufficient capacity to accommodate all anticipated growth in the 20 year time frame of the Sector Agreement. However, the existing capacity enables Franklin to undertake further work to complete town plans and a rural settlement strategy, prior to developing the sequencing and timing of future greenfield and nodal development work (other than that signalled in this document for Pukekohe). The results of this programmed work will be available to be fed into the 2005 review of the Southern Sector Agreement.
- 3.3.3 It is Franklin District Council's primary concern that projected growth is planned for on a District-wide basis, recognising that capacity in the towns, settlements and general rural areas must be addressed for the District both within and outside Auckland Region. In terms of accommodating growth throughout all areas of the District, provisions for rural subdivision will be afforded priority in terms of the preparation of a District Plan Change. A detailed analysis of capacity generated by this work will be included in the Southern Sector Agreement for rural areas.

### **3.4 Rural Capacity**

- 3.4.1 The rural capacity of the Southern Sector will be discussed in greater detail in a separate Memorandum of Understanding (Rural Sector Agreement) to be prepared by the Southern Sector.

## **4. Agreement: Form & Location of Future Growth - Greenfields**

### **4.1 General**

- 4.1.1 MCC, PDC and FDC are committed to enabling opportunities for intensive housing and business activity consistent with the Growth Strategy. The strategic vision for intensification encapsulated in the Growth Strategy has been agreed to by MCC, PDC and FDC.
- 4.1.2 Any extension to the proposed Metropolitan Urban Limits (MUL) over the next 50 years must be discussed and jointly agreed to by the Councils of the Southern Sector before seeking any approval from the Regional Growth Forum and the ARC.
- 4.1.3 The timing for the release of greenfield land for development shall adhere to the following principles:
- (i) Prior to the release of greenfield land it is essential that the following must be undertaken:
    - (a) a concept/structure planning exercise to indicate how an area might develop in a way that is consistent with the vision, outcomes and principles of the Growth Strategy. The concept/structure plan will also illustrate how each area (Takanini, Flat Bush and Hingaia) will provide for the projected population to be located in the greenfield area.
    - (b) a catchment management planning exercise for Takanini, Flat Bush and Hingaia.
  - (ii) District Plan provisions are to be consistent with the vision, outcomes and principles of the Growth Strategy.

### **4.2 Papakura District Council**

#### **4.2.1 Growth Areas in Papakura District**

Land in the Takanini and Hingaia areas will be released for the purposes of residential, employment and mixed use and shall be planned to accommodate no fewer than 20,000 population in Takanini and 10,000 in Hingaia.

#### **4.2.2 Takanini Growth Area**

Over the 50 year planning period at least 20,000 will be accommodated in the Takanini greenfield area. In the first 20 years, the mechanism for controlling the release of land for urban use is to be a legal and regulatory one, using zoning as provided through a series of District Plan Changes. The MUL boundary changes for the first 20 years required to be undertaken by the ARC are illustrated on Map 4 attached to this Agreement. Residential capacity for 11,210 will be provided in the following locations:

*Table 1: Takanini Growth Area (refer Maps 4 & 5)*

Growth Area	Local Area (Conceptual)	Development Type	Approx. Hectares	Release of Land for Development	Mechanism	Projected Population (2000-2020)
Stage 1	Area 1b Residential node – area of approx 97 ha to line almost parallel with the eastern boundary of the Bratlie Block	Residential density of 20 hhu's/ha	97	2001/2002	Plan Change notified 2001	6790
Stage 1	Area 2c = land comprised in Slippery Creek Stormwater Catchment currently zoned Rural Residential	Residential densities of 10-20 hhu's/ha	7	2001/2002	Plan Change notified 2001	220
Stage 2	Area 2a & 2b = land comprised in Old Wairoa Rd Stormwater Catchment	Residential densities of 10-20 hhu's/ha	121	2004	Plan Change notified 2003 – once timing of detention dam construction confirmed	3580
Stage 2	Area 6a & 6b = remaining land west of Porchester Rd	Residential densities of 10-20 hhu's/ha	23	2004	Roading issues need to be clarified: M/way interchange/Spartan/GSR intersection; GSR/Popes link	620
		<b>Total</b>	<b>248 ha</b>		<b>Total</b>	<b>11,210</b>

Assumptions for population projections being able to be achieved:

- hhu's/ha (household units per hectare) are based on a conservative 30% allowance for roads and reserves. Numbers achieved are per gross hectare
- 35 hhu's/ha based on 200m<sup>2</sup> ave
- 20 hhu's/ha based on 350m<sup>2</sup> ave
- 10 hhu's/ha based on 750m<sup>2</sup> ave
- 2 hhu's/ha based on 3000m<sup>2</sup> ave
- Population calculated on 3 people per household (Papakura District average)

#### 4.2.3 Hingaia Growth Area

Over the 50 year period at least 10,000 population will be accommodated in Hingaia. District Plan Changes and Catchment Management Plans will be prepared in consultation with stakeholders and local authorities, including the ARC. The Plan Changes, Catchment Management Plans and change to the Regional Policy Statement (RPS) will be notified in 2001 and provide for 5,000 people and employment opportunities in the first 20 years. The ARC will also notify a change to the RPS to extend the MUL boundary to include the Hingaia areas subject to the Plan Changes and Catchment Management Plans.

#### 4.2.4 Future Release of Greenfield Land

The following greenfield land is proposed to be released for development in the second and subsequent planning periods, i.e. post year 2020. There are several more detailed studies that will be required prior to District Plan Changes being notified. These studies are highlighted in the table below.

**Table 2:** *Future Release of Greenfield Land in Takanini (Refer Map 4) and Hingaia Growth Areas*

The table lists the broad pieces of work that need to be undertaken in the future as part of District Plan Changes to bring the land into urban use. The Structure Plans for Hingaia and Takanini outline the work required in greater detail. Catchment Management Plans will also be prepared as part of the work required to support District Plan Changes.

<b>Growth Area</b>	<b>Development Type</b>	<b>Approx. Hectares</b>	<b>Work tasks required in addition to CMPs</b>	<b>Projected Population (2020/2050)</b>
Takanini - Remaining Areas	Residential densities ranging from approx 2-3 hhu's/ha to 10-35 hhu's/ha  Employment: mixed use, home industries	777	In Papakura Stream Catchment – results from ongoing studies of ground water levels will be instrumental in determining final growth pattern. Clarification required of: <ul style="list-style-type: none"> <li>• Roading issues</li> <li>• Infrastructure requirements for, and form of, lifestyle industry</li> <li>• Alfriston Village concept</li> </ul>	9,760
Hingaia	Range of residential densities from 10-35 hhu's/ha  Employment in Mixed use areas	300 approx.		5,000
	<b>Total</b>	<b>1,077 ha</b>	<b>Total</b>	<b>14,760.99</b>

Assumptions for population projections being able to be achieved:

- hhu's/ha (household units per hectare) are based on a conservative 30% allowance for roads and reserves. Numbers achieved are per gross hectare
- 35 hhu's/ha based on 200m<sup>2</sup> ave
- 20 hhu's/ha based on 350m<sup>2</sup> ave
- 10 hhu's/ha based on 750m<sup>2</sup> ave
- 2 hhu's/ha based on 3000m<sup>2</sup> ave
- Population calculated on 3 people per household (Papakura District average)

#### 4.2.5 Development of Existing Urban Residential Zoned Land

*Table 3 Development of existing Urban Residential zoned land (Refer Map 4)*

Existing residential zoned land	Local Area (Conceptual)	Development Type	Approx. Hectares	Release of Land for Development	Mechanism	Projected Population (2005-2020)
Area 3 = South side of Walters Rd, east of Porchester Rd (Papakura Military Camp)	Currently designated for Defence purposes, with underlying low density residential zone (700m <sup>2</sup> – 900m <sup>2</sup> )	Residential densities of 20-35 hhu's/ha	67	Approx 2004	Plan change - In Old Wairoa Rd Catchment – stormwater detention facility needs to be constructed before development can occur Ownership issues are to be resolved	4020

### 4.3 Manukau City Council

4.3.1 Land in the Flat Bush greenfield area will be released for the purposes of residential, mixed use, employment, community and public open space uses and shall accommodate no fewer than 40,000 population.

4.3.2 20 years' capacity will be provided in the following locations.

*Table 4 Flat Bush Area (Refer Maps 1,2 and 3)*

Growth Area	Local Area (Conceptual)	Development Type	Approx. Hectares	Release of Land for Development	Mechanism	Projected Population (2000-2020)
Flat Bush	Area 1 = Town Centre area indicated on Map 2	Residential and mixed use 15-35 hhu's/ha	400	2001	Plan change notified January 2001	23,000
	Areas 2a & 2b = top of catchment & Gracechurch Dr indicated on Map 2	Rural residential 2 hhu's/ha	360	2001	Plan change notified January 2001	1,200
	Area 3 = Remainder of catchment indicated on Map 2	Residential and mixed use 15-20hhu's/ha	385	2008	Deferred zoning incorporated into Plan Change notified 2001	19,500
		<b>TOTAL Hectares</b>	<b>1,145 ha</b>		<b>TOTAL POP:</b>	<b>43,700</b>

Assumptions:

- Densities around the Town Centre (5 min walk) are likely to be around 35 hhu's/ha (household units per hectare)
- Density excludes green finger conservation network for Areas 1 and 3
- Population calculated on 3 people per household for medium and low density areas
- Population calculated at 2.7 people per household for higher density areas

4.3.3 The MUL boundary changes required to be undertaken by the ARC are illustrated on Map 3 attached to this Agreement.

#### **4.4 Franklin District Council**

- 4.4.1 The Regional Growth Strategy identifies the Pukekohe North East Area as a 'future urban area'. The Pukekohe North East Growth Structure Plan area comprises a total area of approximately 185 ha of which some 110 ha is within the urban catchment defined by the watershed of the Whangapouri Stream. The remaining land is in a peri-urban buffer surrounding the urban catchment. The Structure Plan Area releases land for residential, business, and Public Open Space purposes and shall accommodate a population of approximately 3,500. This area has been identified for future urban purposes since May 1994, and a Plan Change was notified in May 2000. The Structure Plan provides for a mix of medium density (average lots sizes of 500m<sup>2</sup>), low density residential on areas of steep topography and potential geotechnical instability (1,000 – 4,000m<sup>2</sup>), and special rural residential in the peri-urban buffer (5,000-10,000m<sup>2</sup>).
- 4.4.2 Franklin District Council has notified a Plan Change (September 2000) which seeks to rezone part of the Tutaenui – North Pukekohe Hill catchment to low density residential (1000m) and rural-residential (10,000m<sup>2</sup>). This area has a potential capacity for a population of up to 1,200.
- 4.4.3 To meet the requirements of growth indicated by the Regional Growth Strategy, Franklin District Council will progressively release through Town Plans and Structure Plans, Plan Changes to promote nodal development, the development of existing growth areas, and the future release of greenfield land.

## **5. Agreement: Form & Location of Future Growth – Nodal Development/Re-development**

### **5.1 General**

5.5.1 MCC, PDC and FDC are committed to enabling opportunities for intensive housing and business activity within the nodal areas identified in the Growth Strategy. It is agreed that first priority preference to nodal development in the short term will be given to those sites identified on the southern rail corridor.

5.5.2 The timing of nodal development/re-development shall adhere to the following principles:

- (i) Prior to confirmation of nodal development/re-development it is essential that the following must be undertaken:
  - a concept/structure planning exercise to indicate how each total area might develop in a way that is consistent with the vision, outcomes and principles of the Growth Strategy. The concept/structure plan will also illustrate how each total area will provide for the projected population to be located in the nodal area.
- (ii) The addition of nodes not already identified in the Growth Strategy must be reported to the Growth Forum for endorsement and inclusion in the Growth Strategy.
- (iii) District Plan provisions are to be consistent with the vision, outcomes and principles of the Growth Strategy.

### **5.2 Papakura District Council**

5.2.1 Nodal development along the Southern Transit Corridor has been identified as being in Papakura Central, and at Takanini in the Glenora Rd and Spartan Rd areas. The Drury area has also been identified in the Southern Corridor discussions as an area for a park and ride facility and a rail station.

5.2.2 The Council has adopted a Structure Plan for the Papakura Central Area which has been identified in the Growth Strategy as a future Sub-Regional Centre. This area is to accommodate 5,000 additional people. To enable the redevelopment of the Papakura Central Area a Plan Change is being prepared for notification early in 2001.

5.2.3 A Structure Plan has also been adopted for the Takanini Growth Area and this document includes the Glenora mixed use area centred on the rail station node. A Plan Change for the Glenora mixed use nodal area is being prepared for notification early in 2001.

5.2.4 20 years growth capacity in the nodal areas will be provided in the Glenora Rd node and in the Spartan Rd node in the Takanini Growth Area and the Papakura Central Area. Because this type of development is new to the sector it is not possible to project the timing and market uptake of the opportunities for mixed use development that will be provided through the District Plan Changes. However, in both the Central Area and the Glenora node, Council has had interest from developers who see a market response as being favourable. Therefore it is quite conceivable that the 2,400 additional people foreshadowed in 3.1.1 will be provided for over the first 20 year planning period in the Papakura Central Area.

5.2.5 The timing, priority and type of development of these nodes is as follows:

**Table 5** Papakura Sub Regional Node and Glenora Rd Takanini Greenfield Nodes

Node	Nodal Focus	Development Type	Appox Ha	Timing	Mechanism	Projected Population (2000-2020)
Papakura Central Area	Railway Station/CBD	Re-development – mixed use, commercial, retail, residential	200	2001/2002	Plan Change notified 2001	2,400
Takanini – Glenora Rd Area (Area 1A)	Railway Station + existing urban land bounded by Walters/Glenora/Great South Rds and North Island Main Trunk (NIMT)	Development on greenfield and re-development of existing urban area west of the rail line – mixed use, residential, retail and employment	27	2002	Plan Change notified 2001	2,270
		<b>Total</b>	227 ha		<b>Total</b>	4,670

**Table 6:** Spartan Rd (Takanini Existing Urban) Node (Refer Maps 4 & 5)

Node	Nodal Focus	Development Type	Appox Ha	Timing	Mechanism	Projected Population (2005-2020)
Takanini – Spartan Rd Area	Railway Station, Great Sth Rd arterial	Re-development – mixed use, employment and residential	30	More detailed structure plan – 2001 –2003	Plan Change/more detailed Structure Plan 2003	Additional 2000 persons
		<b>Total</b>	257 ha		<b>Total</b>	2,000

Assumptions for population projections being able to be achieved:

- hhu's/ha (household units per hectare) are based on a conservative 30% allowance for roads and reserves. Numbers achieved are per gross hectare
- 35 hhu's/ha based on 200m<sup>2</sup> average

## 5.3 Manukau City Council

5.3.1 Nodal development along the Southern Transit Corridor has been identified in the Growth Strategy as being in Papatoetoe, Manukau City Centre, Homai and Manurewa.

5.3.2 A Redevelopment Strategy for Manukau City Centre has been developed through a process of community consultation (Refer Attachment 3).

5.3.3 Manurewa and Papatoetoe/Hunters Corner nodes have been afforded priority by the Council over the short term with respect to progressing a planning framework with the community.

5.3.4 The following additional nodes not identified in the Growth Strategy for future intensification are included in Manukau City Council's prioritisation programme to undertake investigatory work with communities/concept planning exercises:

- Hunters Corner
- Middlemore
- Mangere Bridge
- Howick
- Te Mahia
- Otara Town Centre

5.3.5 The proposed timing, priority and type of development of these nodes is generally as follows:

**Table 7:** *Manukau City Centre Sub Regional Node*

<b>Node</b>	<b>Nodal Focus</b>	<b>Development Type</b>	<b>Approx Ha</b>	<b>Timing</b>	<b>Mechanism</b>	<b>Projected Population</b>
Manukau City Centre	Sub Regional Centre/ Manukau City Centre Square	Re-development – mixed use, business, residential intensification	200	Implementation of Concept Planning Exercise = 2000 +	Council investment/ asset development Minor District Plan Changes	Identified intensive housing sites = 3,500 (Identified on attached Re-development Strategy - extra capacity beyond this dependant on market uptake)

**Table 8:** *Nodes Programmed for Further Investigation*

<b>Node</b>	<b>Nodal Focus</b>	<b>Development Type</b>	<b>Approx Ha</b>	<b>Timing</b>	<b>Mechanism</b>
Manurewa	Town Centre	Re-development – mixed use, business, residential intensification	200	Concept Planning Exercise = 2000 Plan Change 2001	Infrastructure upgrade/investment (stormwater) and town centre improvements
Hunters Corner/ Papatoetoe Node/ Corridor	Town Centre/Corridor	Re-development – mixed use, business, residential intensification	200	Concept Planning Exercise = 2001 Plan Change 2002	Infrastructure upgrade/investment (stormwater) and town centre improvements

Middlemore, Mangere Bridge, Mangere Town Centre, Pakuranga	Town Centre	Re-development – mixed use, business, residential intensification	200	Concept Planning Exercise = 2001 – 2003	Infrastructure upgrade/investment (stormwater) and town centre improvements
--	-------------	---	-----	---	---

5.3.6 Timing of investigatory work into remaining Growth Strategy and other identified nodes (Homai, Botany, Howick, Te Mahia and Otara Town Centre) to be determined.

## 5.4 Franklin District Council

5.4.1 The following table indicates the timing and type of development envisaged for the node of Pukekohe:

*Table 9: Pukekohe Central Area*

Node	Nodal Focus	Development Type	Timing
Pukekohe	Pukekohe's central area	Mixed Use (passenger transport related) business and compact residential and/or redevelopment/intensification	Urban intensification study began May 2000 Pukekohe Town Plan Project began December 2000. Concept Planning 2003 – 2004

## **6. Physical & Social Infrastructure**

(See Technical Paper III for discussion of key physical and social infrastructure components including, sequencing and timing and funding of key components.)

### **6.1 Southern Satellite Sewage Treatment Plant**

- 6.1.1 Watercare Services Ltd has confirmed that there are no plans to initiate construction of a southern satellite sewage treatment plant. There are no constraints to sewage disposal for the Manukau City and Papakura District that will impede growth to proceed in the Southern Sector. (See Attachment 1 - Minutes of meeting held at Manukau City Council between representatives of Watercare Services, United Water International Ltd, Metro Water, Manukau City Council, and Papakura District Council 9 February 2000).

## **7. Summary of Community Involvement**

(See Technical Paper III for discussion about community involvement in processes and planned community involvement in future processes.)

## **8. Matters To Be Resolved**

### **8.1 Transport Link between Papakura and Flat Bush**

- 8.1.1 Investigate, by way of a jointly commissioned study (PDC and MCC), the options for strengthening the transport link between Papakura and Flat Bush including Mill Road.
- 8.1.2 Any investigation of a link between Papakura and Flat Bush will be part of a strategic study of travel demand from Papakura to Manukau and beyond. Other issues to be addressed within the investigation are the need and/or timing and funding of any transportation link.
- 8.1.3 Any investigation is to take into account the Concept Plan and District Plan Variation for the Flat Bush area and of Manukau City Council's identification in the Concept Plan of Mill Road/Redoubt Road as a district arterial route and not a regional arterial route.

### **8.2 Motorway Connection to Alfriston Road**

- 8.2.1 Investigation of a motorway connection to Alfriston Road to be undertaken by Papakura District Council and Manukau City Council together with an investigation into possible funding for the project from Transfund.

### **8.3 Transport Links from Franklin District to Region's Transport Networks**

- 8.3.1 Manukau City Council, Papakura District Council and Franklin District Council agree that an investigation will be undertaken of the transport options for access from Franklin to the Auckland Region's urban transport network, taking into account future growth patterns, in particular the development of the Hingaia Peninsula in Papakura.

### **8.4 Southern Corridor Rail Link**

- 8.4.1 Papakura District Council and Franklin District Council will, in conjunction with the Southern Corridor Steering Group, undertake a study to determine the most appropriate terminus for the rapid transit rail link between the south and Auckland City. Options being discussed are Papakura Central, Drury, Paerata and Pukekohe.

### **8.5 Papakura Stream Catchment**

- 8.5.1 Manukau City Council and Papakura District Council agree to jointly develop a management strategy for any future intensification of land use in the upper Papakura Stream Catchment. The outcome of any such strategy will be to ensure the ongoing sustainability of the proposed land uses within the Papakura Stream Catchment from any alterations to overall stormwater flows and associated floodplains.

### **8.6 Inner Drainage Area**

- 8.6.1 In order to service future growth areas of the southern sector with wastewater services, the Southern Sector will need to ensure that the Inner Drainage Area Boundary is extended in line

with future growth areas identified through the Auckland Regional Growth Strategy. This matter will be addressed by the Southern Sector through the appropriate authorities.

## **8.7 Employment**

- 8.7.1 The Councils within the Southern Sector may initiate a business strategy for the growth areas identified in this Sector Agreement to promote business opportunity within the nodes.

## **9. Effective Date, Amendment & Renewals of this MoU**

- 9.1 This MoU will take effect when all parties named in section 11.0 have signed.
- 9.2 This MoU may be amended from time to time by agreement between the parties.
- 9.3 This MoU will remain in effect until suspended by mutual agreement by all parties.
- 9.4 The parties will at all times seek a co-operative approach to addressing issues of regional significance and mutual interest.
- 9.5 The parties agree that this MoU will be reviewed no later than 5 years of its signing or at any earlier time agreed to by the parties so that minor changes can be made to align with any ongoing regulatory processes.

## **10. Administration**

- 10.1 This agreement will be administered by Papakura District Council on behalf of the signatories.

## 11. Acceptance

The undersigned parties hereby accept the terms of the Southern Sector Agreement:

Mayor  CEO 

on behalf of Manukau City Council

date: 22/6/01

Mayor  CEO 

on behalf of Papakura District Council

date: 22/6/01

Mayor  CEO 

on behalf of Franklin District Council

date: 20/07/01

Chairperson  CEO 

on behalf of Auckland Regional Council

date: 30/7/01

Note: The parties acknowledge that they may have responsibilities as consent authorities and nothing in this agreement may be taken as prejudicing any consideration of a particular resource consent application which may be required.

## Maps

- Map 1 Flat Bush Existing Metropolitan Urban Limits
- Map 2 Flat Bush Staging
- Map 3 Flat Bush Proposed Metropolitan Urban Limits
- Map 4 Takanini Structure Plan – Development Areas 2000- 2020
- Map 5 Takanini Structure Plan

## Technical Papers

- |                     |                           |
|---------------------|---------------------------|
| Technical Paper I   | Meeting Regional Outcomes |
| Technical Paper II  | Capacities                |
| Technical Paper III | Other Matters             |

## Attachments

1. Minutes of Watercare Services Ltd/MCC/PDC meeting of 9 February 2000
2. Letter from Manukau City Council to Papakura District Council dated 6 March 2000
3. Redevelopment Strategy for the Manukau City Centre
4. Concept Plan and Town Centre Plan for the Flat Bush Area and supporting documents
5. Catchment Management Plan for the Flat Bush Area
6. Structure Plan for the Papakura Town Centre
7. Structure Plan for the Takanini Growth Area
8. Structure Plan for the Hingaia Growth Area