

AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Memo

Thursday 23 July 2015

To: Auckland Council and 013 RPS Urban Growth Submitters

CC:

From: David Hill, Expert Group Facilitator

Subject: Capacity for Growth Expert Conference Report for 013 RPS Urban Growth

On 25 February 2015 the Panel directed a group of experts to attend expert conference on the matter – forecasts of demand and supply of urban land. The attached report from the expert group responds to the 25 February 2015 memorandum.

The hearings to the 013 RPS Urban growth topic have been completed and the Panel does not invite any party to submit further evidence to the attached report.

Submitters can utilise the information presented in the report as part of their evidential bases for upcoming topics e.g. business and residential hearings.

In summary the Report, which is based on the 2013 notified provisions of the Proposed Auckland Unitary Plan and only considers the metropolitan area (MUA 2010), concludes:

- The Auckland Council's growth capacity model is now more realistic in terms of projecting what is commercially viable, developable capacity for residential units as opposed to what is technically enabled by the Plan. However it is important to point out that the model is still undergoing development and some caution is necessary in interpreting results.
- A more realistic population projection is 700,000 – 800,000 increase over the planning period through to 2041 rather than 1 million, but as future household formation rates are uncertain this does not necessarily mean that the target of 400,000 dwelling units overall should be reduced;
- The model calculates that the Plan enables some 565,408 residential dwelling units, of which the initial indication is that a total of 64,420 residential units across all types (i.e. detached houses, terrace houses and apartments) are commercially viable, in 2015 terms, within the defined Metropolitan Area. This represents 11.4% of the ACDC15 plan-enabled capacity. With the addition of NZHC's 19,000 plan-enabled dwelling units, this represents 83,420 or 26% of the plan-enabled capacity.
- Regional maps showing the distribution of this developable capacity by housing typology, profitability and development size are included.