

## **THE CENTRAL SECTOR AGREEMENT**

**THIS AGREEMENT** is made this 19<sup>th</sup> Day of January 2004  
**BETWEEN** Auckland City Council (ACC) and the Auckland Regional Council (ARC)

### **PREAMBLE**

The Auckland Regional Growth Strategy (RGS) was released in November 1999. Each Territorial Authority in the Auckland region, as well as the Auckland Regional Council (the ARC), is a signatory to a Memorandum of Understanding (22 November 1999) that defines and agrees on the responsibilities of the main stakeholders in implementing the strategy.

The region's population is expected to grow by 85% over the next 50 years, using 1996 baseline figures. Auckland City's population is expected to grow by 68% from 346,000 in 1996 to 583,000 in 2050.

In signing the Memorandum of Understanding the Territorial Authorities of the Auckland region and the ARC are responsible for developing sector agreements on the location and capacity of sub-regional growth. The sector-based agreements must identify the capacities for growth required in the next 20 years in that sector.

On 11th October 2001 the ACC and the ARC signed the first Central Sector Agreement. Since then the ACC has sought to facilitate and implement intensification in a number of communities. It has learnt from those experiences. In addition recent studies by the RGF have reinforced the need to be proactive in managing growth through intensification if a compact city is to be realised; and Statistics New Zealand has recently released new population projections for the City.

### **REVIEW OF CENTRAL SECTOR AGREEMENT**

These factors have been the catalyst to ACC refining its approach to growth management. The original central sector agreement has been revised to take into account these factors and to ensure currency with new population projections and Auckland City policy and direction. This document records the responsibilities and obligations of the ACC and the ARC in the implementation of the Regional Growth Strategy in the Central Sector.

This Sector Agreement meets the vision and principles embodied in the Auckland Regional Growth Strategy.

## **RIGHTS, RESPONSIBILITIES AND OBLIGATIONS OF PARTIES TO THE AGREEMENT**

### **Partners in Growth**

This section describes principles for how the partners in growth should work together.

The Local Government Act in 1998 mandated the establishment of the Regional Growth Forum, and required it to develop a Regional Growth Strategy. The ARC and the ACC are required as members of the Regional Growth Forum to implement the Regional Growth Strategy.

In meeting that obligation both parties must take into account the statutory requirements of the Resource Management Act to promote sustainable management of natural and physical resources (section 5 RMA)

In addition they must manage future growth in a way that avoids, remedies or mitigates any adverse effects that may arise from such growth while balancing the needs of existing communities with the needs of future populations in the use of resources, and in the protection of valued character including significant natural environments.

Auckland City has a responsibility to its communities to negotiate in good faith with its partners to accommodate future growth in a manner that does not damage the quality of life of existing residents.

At the centre of the Auckland urban area, it is anticipated that Auckland city will accommodate a substantial proportion of future growth, through intensification, in order to achieve the RGS outcome of a compact urban area. Its central location also means that much of the transport infrastructure needed to serve growth throughout the region must be built through existing communities in Auckland city. In addition Auckland city also provides many of the regional facilities that serve the wider regional community eg the zoo.

There is an obligation to ensure that reciprocity exists between RGF partners in growth management. In return for ACC managing the wider impacts that regional growth has on its local communities, there is an expectation that the other RGF partners will respond;

- by facilitating necessary cross boundary infrastructure;
- by supporting the compact city outcome by accommodating growth through intensification rather than relying on greenfield expansion;
- by providing recreational and sports facilities that are no longer appropriate within Auckland city.

- by working with each other to overcome constraints to the achievement of the desired outcomes of the Regional Growth Strategy.

### **Auckland City Council Responsibilities**

Auckland City under this Central Sector agreement has the responsibility of managing growth in the city and working with ARC, the Regional Growth Forum, Central Government Agencies, utility providers and the residents and communities of the city in pursuit of the following principles:

- Fulfillment of duties and responsibilities imposed by Resource Management Act and the Local Government Act
- A compact city offering a wide range of lifestyle choice, high environmental values, and quality compact urban living
- Concurrent and related economic and population growth, with retention of enough employment capacity for business development
- Focusing growth on the CBD, town centres, major public transport nodes and significant road intersections
- Pedestrian-friendly city streets in urban living communities and town centres
- Complete and strong communities
- A transport system that delivers access to employment, retail, entertainment, education, churches, libraries, community facilities and recreation both locally and regionally
- Quality urban design and streetscape and maintenance of amenity.
- Protection of treasured heritage, character and natural features

### **ARC Responsibilities**

The ARC has statutory responsibilities which include transport planning, regional parks provision, regional planning and resource management. As part of its responsibility to implement the RGS in the Central Sector it will;

- Ensure all its policy documents and plans are compatible with the vision and outcomes of the Regional Growth Strategy, and facilitate its implementation,
- Ensure regulatory processes, needed to implement infrastructure upgrades to cater for growth, are streamlined.
- Develop in conjunction with the other parties to the Regional Growth strategy, a regional open space strategy for the management and acquisition of open space in the region; and in particular facilitate the provision of open space and recreational facilities and amenities throughout the region where these cannot be obtained within Auckland city. In doing so the ARC

acknowledges Auckland City Council's ongoing provision and funding of regional facilities and amenities within the city.

- Develop in conjunction with the other parties to the Regional Growth Strategy a regional approach to the management and retention of employment/business capacity to meet the needs of the region.
- Work with others to deliver a comprehensive transport system to give improved access to areas of growth. The Transport system must be one which respects the rights of Auckland City citizens to a better standard of air quality in city streets, lessens the impact on the highly pedestrianised precincts, utilises existing rail corridors and facilitates completion of the motorway network
- Continue to communicate to the region's communities the reasons for the Regional Growth Strategy, and how it is being implemented – through a variety of mechanisms which allow appropriate feedback and comment.

## **Cross Boundary Issues**

The MOU requires these issues to be addressed:

While ACC is the sole Territorial Authority in the central sector, it is acknowledged that cross-boundary issues between the other three sectors exist. These issues are outlined below.

The Central Sector's location in the middle of the Auckland Urban Area, on a narrow isthmus, means that there will always be issues affecting Auckland city that also impact on adjoining local authority areas, and vice versa. In particular Auckland city is a place through which many residents of other cities pass to satisfy employment and recreational needs. Therefore a significant cross boundary issue is the balancing of the need for these cross regional movements and the benefits against the impact and adverse effects on Auckland city and its residents.

Consultation and co-operation are necessary during the implementation of the Regional Growth Strategy.

Relevant current cross boundary issues are outlined in Schedule One. ACC will consult and communicate with the relevant local authority (ies) on each issue as appropriate, and if feasible will investigate opportunities for joint partnerships or joint projects where information and resources can be shared.

## **AUCKLAND CITY COUNCIL'S GROWTH MANAGEMENT STRATEGY**

Auckland City Council's Strategic Plan "Focus on the Future" identifies as a priority the 'promotion of high-quality Auckland urban living and building strong and healthy communities'.

The seventh priority outcome, 'Urban Intensification' in the Community Vision for the City in 2020 states that:

" In 2020 Auckland will have....

Liveable communities accommodating growth

An accessible, people-focused and revitalised city centre

Attractive urban design and valued-built heritage"

To enable that vision to be achieved the Council will facilitate sustainable economic and population growth by providing the public infrastructure and regulatory platform to facilitate quality market led development while protecting the public interest. It will;

- Grow the economy through wealth creating business investment
- Manage change from a suburban to a quality urban living form
- Protect valued natural features and character/heritage areas
- Build stronger communities

Under the strategy the City is divided into areas of change (business development areas and urban living areas) and areas of stability (traditional areas) See Schedule Two for Maps.

Areas of stability are usually stable residential and commercial areas where limited change is expected. The character of these areas will be maintained while accommodating some new development and redevelopment as provided for in the current district plan provisions and ensured through urban design codes.

Areas of change are where future population growth will be facilitated and accommodated in and around town centres and transport nodes where strong communities can be developed or within the Central Area. Employment growth will be focussed in areas of change where there is potential capacity for employment and business growth; good access and connectivity; facilities for workers; and market interest.

Although 71% of Auckland City is in the Hauraki Gulf Islands, the Strategy focuses provision for future growth on to the urbanised Isthmus. Consequently, growth will largely be accommodated through intensification and redevelopment of the Isthmus, although there will still be some growth in population on the Hauraki Gulf Islands, and in particular, on Waiheke Island.

Waiheke's future growth will be managed as set out in the document entitled "Essentially Waiheke – a Village and Rural Communities Strategy" adopted by ACC in October 2000.

Schedule Two sets out in more detail ACC's approach to growth and key physical and social infrastructure requirements.

### **Projected 20 Year Growth in Population**

This section describes the basic data which underlies the Regional Growth Strategy.

The population of Auckland City in 2001 was 388, 800. There is currently capacity for around 30,000 additional people within the existing District Plan. The current capacity for growth is likely to be used up by 2005-2008. Using Statistics NZ's 2002 medium projection rates of growth, an additional 141,800 people is expected in Auckland City by 2021. This means that the Council must provide for an additional 111,800 people over the next 20 years. In addition the Council must also work with the business community to ensure that employment and business growth keeps pace with population growth.

The Council has undertaken capacity work to identify how the next 20 years of population growth may be accommodated in the city. Theoretically it is possible to accommodate the projected 141,800 additional people through intensification in the 19 areas of change; through infill development, currently allowed by the operative district plan, in other residential areas of the city; and in mixed use development in the mixed use zone. However it will be important to monitor how development actually occurs in the city in order to determine whether additional action is needed to ensure that the growth can be accommodated in a manner that provides a quality environment. Additional actions could include providing incentives to undertake mixed use development; requiring minimum densities in the Residential 8 zone or reviewing the areas of change. Any additional actions will require further investigation before they can be used.

Should the actual population growth exceed the predictions, the city will need to review its commitment to accommodate that further growth, in order to protect the city's valued character and quality of life for present and future generations.

To accommodate the next 20 years of growth ACC will work to provide capacity firstly in the Priority 1 areas identified below. This capacity will be provided for through plan changes and other non-regulatory mechanisms. As resources become available work will commence in Priority 2 areas.

## Areas of Change

<b>Urban Living areas, focusing on population growth and mixed use development</b>	<b>Timing</b>	<b>Business Development areas, focusing on employment and business growth</b>	<b>Timing</b>
CBD	Priority 1: 2003	CBD	Priority 1 - 2003
Newmarket	Priority 1: 2002-04	Tamaki Edge	Priority 1 - 2003-05
Glen Innes	Priority 1: 2003-04	SE Industrial Edge	Priority 2 - 2004-06
Panmure	Priority 1: 2002-04	Mt Wellington Highway	Priority 2 - 2004-06
Mt Wellington quarry	Priority 1: 2003-05	Westfield/Otahuhu	Priority 2 - 2004-06
Otahuhu	Priority 1: 2003-05	Morningside/St Lukes	Priority 2 - 2003-05
Avondale	Priority 1: 2002-04		
Remuera	Priority 2	Great South Rd/Greenlane	Priority 3
Ellerslie	Priority 2	Penrose	Priority 3
Sylvia Park	Priority 2	Lansford Cres	Priority 3
Grey Lynn	Priority 2	Ellerslie/Harrison Rd	Priority 3
Pt Chevalier	Priority 2	Southdown	Priority 3
Mt Albert	Priority 2	Mt Richmond	Priority 3
Onehunga	Priority 2	Carbine Rd	Priority 3
Mt Roskill	Priority 3	SH 20 Avondale/South corridor	Priority 4
Sandringham	Priority 3		
Morningside	Priority 3		
Balmoral/Dominion	Priority 3		
Royal Oak	Priority 3		
SH 20/Stoddard Rd	Priority 4		

Note: The priority dates listed relate to the years in which the budget will be considered, and are not necessarily dates when the projects will be completed, and Council may change priorities through its annual planning process.

## IMPLEMENTATION

Implementation of ACC Growth Management Strategy is through the Auckland Urban Living Programme. Liveable Community Plans (LCP) will be developed for each community within an area of change.

A LCP will outline the framework for providing for additional households and employment opportunities within the community, measures to improve the access and transport of the community, and actions to ensure that the physical and social infrastructure can cater for growth. Each LCP clearly identifies both the regulatory and non-regulatory methods, which will be used to enable future growth to occur, and clearly indicates the roles and responsibilities of the community, external

agencies and Auckland City Council. The development of each LCP involves extensive consultation with the community and business through a variety of mechanisms including, workshops, open planning days, focus groups, and working with local schools.

Auckland City will monitor the progress of other councils in the region in taking similar actions to progress the growth strategy.

## **MONITORING AND FUTURE REVIEW**

The Central Sector agreement will be monitored regularly and reviewed every five years. A review may happen earlier if the critical triggers are activated. In that instance amendments to the agreement shall be done in consultation with partners, and where minor an exchange of letters will signal acceptance of the amendments. This includes substitution of nodes or changes to phasing where this does not affect cross boundary matters. Major amendments will require endorsement by the Regional Growth Forum.

ACC may by resolution amend any of the Schedules following the review, in accordance with criteria for prioritisation. The revised schedules will be reported to the Regional Growth Forum.

The Council's Strategic Plan includes a number of measures relating to growth and intensification. These measures are reported to Council on a regular basis.

The Council's State of the Environment report will also report on how well the Auckland Urban Living programme is managing growth

Individual Liveable Community plans will have a monitoring programme which monitors whether growth is occurring as envisaged and whether actions necessary to accommodate growth are occurring. There will be regular reports to the Council and the community on results of the monitoring process.

Regular reports will be tabled with the Regional Growth Forum, updating the Forum on progress towards implementing the Council's growth management strategy.

**EFFECTIVE DATE, AMENDMENT AND RENEWALS OF THIS AGREEMENT**

This agreement will take effect when all parties named have signed, and the Regional Growth Forum has ratified this agreement.

This agreement will be reviewed no later than five years from its signing, or at any time earlier as agreed by all parties, and may be amended from time to time by agreement between the parties.

This agreement will remain in effect until suspended by mutual agreement of all parties.

The parties at all times will seek a cooperative approach to address all mutual issues.

**SIGNED BY:**

His Worship the Mayor

                      
Auckland City  
QSO



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Hon John Banks

Chief Executive

                      
Auckland City



\_\_\_\_\_  
Bryan Taylor

Chair

                      
Auckland Regional Council



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Gwen Bull

Chief executive

                      
Auckland Regional Council



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Jo Brosnahan

Ratified by Auckland Regional Growth Forum: Day 19  
Nov Month 2003 Year

## **LIST OF SCHEDULES**

- SCHEDULE 1 - Cross Boundary Issues
- SCHEDULE 2 - Auckland City Council's Growth Management Strategy
- SCHEDULE 3 - Essentially Waiheke - a Village and Rural Communities Strategy
- SCHEDULE 4 - Detail on how the Central Sector Agreement meets the desired outcomes of the Regional Growth Strategy

## **SCHEDULE ONE – CROSS BOUNDARY ISSUES**

Current cross boundary issues that require integration with the implementation of the Regional Growth Strategy are outlined below. Auckland City Council will consult and communicate with the relevant local authority (ies) on each issue as appropriate, and where feasible will investigate opportunities for joint partnerships or joint projects where information and resources can be shared.

### **Waitakere City Council**

Relationship between Avondale and New Lynn both in terms of each centre's transit role but also their employment and retail functions.

Transport issues relating to

- the RLTS requirement for additional roading capacity between Auckland City and Waitakere City and the management of traffic generation and access issues in relation to impacts on existing communities
- Whau River crossing proposals
- Rail corridor improvements
- Ferry links between the two cities
- SH 20 extension

Investigations into opportunities for shared recreational and community facilities

### **North Shore City Council**

Transport Issues

- The integration of transport links between the North Shore City and Auckland City - including cycle/ walking opportunities and bus and ferry links, and future harbour crossings.

Water Quality Issues in Relation to the Waitemata Harbour

- Work with North Shore City ,other territorial authorities and the ARC to manage and protect the Waitemata Harbour from the adverse effects of urban growth.

Economic Development

- Work with North Shore City and other local authorities and the Auckland Regional Council to promote economic development and employment.

### **Manukau City**

Transport Issues relating to

- Transport links between Manukau and Auckland City in the vicinity of Mangere and Onehunga
- Eastern Corridor
- Waiouru Peninsula Interchange
- SH 20
- Ferry links between the two cities
- Southern Rail Corridor improvements

Auckland City Council is also a participant in regional and central government initiatives to provide a rapid transit system for the Western, Isthmus and Eastern rail corridors, and the busway on the Northern Transport corridor in accordance with the Regional Land Transport Strategy. Auckland City Council's approach to managing future growth outlined in Schedule Two of this agreement supports, through a compact city form, passenger transport initiatives, including busways and improved services along the rail corridors.

## **SCHEDULE TWO – AUCKLAND CITY COUNCIL’S GROWTH MANAGEMENT STRATEGY**

### **Vision**

**“ Auckland City will be a quality urban city prospering as a vibrant leading edge city with heart and soul”**

### **CONTEXT**

#### **People**

Cities thrive when they are attractive places to live, and of a scale that provides for choice and diversity. Auckland has a foundation of tolerance and diversity, and a setting that provides varied and exciting recreational opportunities. As for most modern international cities Auckland is characterised by people “churn”. The majority of migrants coming to New Zealand settle in Auckland. This poses challenges to the City in building community belonging. In response to this, the Council wishes to see growth management done comprehensively, covering not only population growth and economic development, but also strengthening communities so that new comers can easily feel part to their local community, and existing residents are not alienated.

#### **Economy**

Auckland’s job growth is keeping up with population growth, with increases in business and community services sectors, often serving the demands directly generated from this growth. Other parts of the economy tend to be overly based on the movement of goods as they pass through Auckland. Future successes will rely more on the development of independent Auckland-based new economy businesses that create wealth. The new industries targeted for our city will be export-focused, technology and knowledge based. People choose to change jobs regularly. Plenty of job and education opportunities are needed to cater for this job change, career development without leaving town.

#### **Environment**

Auckland City has the advantage of an outstanding physical location, with significant parks, unusual volcanic features, two harbours, a gulf and many islands. These are assets beyond value and need to be protected and celebrated. Neighbouring cities also provide valuable and treasured natural assets of parks, forests and beaches that provide enriching lifestyle opportunities for our residents. These features make Auckland region and City a special place to live; growth will not be allowed to put this environment at risk.

#### **City form**

Only through increased population and employment will our communities and economy be sustainable. Density increases efficiency for business and residents, primarily because it lowers transport costs. To cater for this growth, more intensive living is needed. This will change the city form over time from a suburban (sprawling) city to an urban (compact) city while maintaining lifestyle choices. To have quality new developments, we will have urban design rules in our district plans to govern the way higher density housing looks. Heritage areas and our treasured environment, necessary as part of our sense of place, will need to be protected from any adverse effects of urbanisation.

#### **Principles of Growth**

ACC will manage growth in the city and will work with ARC, the Regional Growth Forum, Central Government Agencies, utility providers and the residents and communities of the city in pursuit of the following principles:

- Fulfilment of duties and responsibilities imposed by Resource Management Act and the Local Government Act
- A compact city offering a wide range of lifestyle choice, high environmental values, and quality compact urban living
- Concurrent and related economic and population growth, with retention of enough land for business development
- Focusing growth on the CBD, town centres, major public transport nodes and significant road intersections
- Pedestrian-friendly city streets in urban living communities and town centres
- Complete and strong communities
- A transport system that delivers access to employment, retail, entertainment, education, churches, libraries, community facilities and recreation both locally and regionally
- Quality urban design and streetscape and maintenance of amenity
- Protection of treasured heritage, character and natural features.

### **Limitations to Growth**

Auckland City is constrained by its location in the centre of a metropolitan area on an isthmus. Consequently

- it has no green field and few brown field development opportunities with the consequence of excess demand for residential development flowing over on to business land – sufficient commercial land needs to be retained for future employment growth
- there are limited opportunities for providing new areas of open space, with increasing reliance on regional parks and beaches to cater for increased demand
- many regional facilities are located in and funded by Auckland City for the benefit of all the people and businesses of the region
- many people use City streets and motorways to travel and transport goods across the city and to the Port without contributing to the cost of managing the impact of this travel on City residents and businesses

### **Strategies for Managing Growth**

Auckland City Council's Strategic Plan "Focus on the Future" identifies as a priority the 'promotion of high-quality Auckland urban living and building strong and healthy communities'. To achieve this the Strategic Plan adopts the following strategy and policy

#### Strategy A (City Development Function)

- Manage the growth of Auckland to co-ordinate areas of growth with improvements to infrastructure, public transport and amenities
- Enhance the quality of the built environment with forward-looking urban design.

#### Policy

- Co-ordinate social and physical infrastructure to support growth
- Promote high-quality distinctively Auckland urban design.

This strategy and policy indicates how Auckland City will contribute to the attainment of the seventh priority outcome, Urban Intensification, which arose from the Community Vision for the City in 2020.

The Community Vision for that outcome is:

" In 2020 Auckland will have....  
 Liveable communities accommodating growth  
 An accessible, people-focused and revitalised city centre  
 Attractive urban design and valued-built heritage"

To enable that vision to be achieved the Council will facilitate sustainable economic and population growth by providing the public infrastructure and regulatory platform to facilitate quality market led development while protecting the public interest. It will;

### **Grow the economy through wealth creating business investment**

- Provide the infrastructure and activities to make the CBD the commercial and culture / entertainment centre of the region and NZ
- Provide an infrastructure and regulatory platform that quality business needs to grow and succeed
- Provide the tertiary education sector the support necessary to grow the new economy in creative arts, research and technology development

### **Manage change from suburban to quality urban living city form**

- Provide certainty for communities by nominating areas of change (urban living communities) and areas of stability (traditional communities)
- Provide the framework for quality urban design for functionality, look and feel
- Provide an infrastructure and regulatory platform that quality urban communities need

### **Protect valued natural features and character/heritage areas**

- Provide the regulatory and urban design framework to protect heritage and character areas not nominated for growth (traditional communities)
- Provide open space for a growing population on a regional basis, and improve public access to and use of the coasts and inner gulf islands
- Improve the quality of the waters of the harbours and gulf

### **Strengthen communities**

- Build welcoming communities that allow easy inclusion of new arrivals
- Have self-help locally-based community development and business development activities
- Develop communities expressions of distinctive identity and sense of place

Under the strategy the city is divided into areas of change and areas of stability. Areas of stability are usually stable residential and commercial areas where limited change is expected. The character of these areas will be maintained while accommodating some new development and redevelopment as provided for in the current district plan provisions.

Areas of change are where future population growth will be facilitated and accommodated in and around town centres and transport nodes (refer Map 1) or within the Central Area (Urban living communities). Employment growth will be focussed in areas of change where there is potential capacity for employment and business growth; good access and connectivity; facilities for workers; and market interest (Business development communities).

Although 71% of Auckland City is in the Hauraki Gulf Islands, the Strategy focuses provision for future growth on to the urbanised Isthmus area of the city. Consequently, growth will

largely be accommodated through intensification and redevelopment of the Isthmus, although there will still be some growth in population on the Hauraki Gulf Islands, and in particular, on Waiheke Island. Waiheke's future growth will be managed as set out in the document entitled "Essentially Waiheke – a Village and Rural Communities Strategy" adopted by Auckland City Council in October 2000 (Schedule 3).

## **Form and location of future growth**

### **Projections for growth**

The Regional Growth Strategy 1999 indicates that Auckland City had a population of 346,000 (1996 figures), a capacity for 55,000 more people, and was expected to plan to accommodate an additional 182,000 people over the 50 year timeframe of the strategy. Using Statistic NZ's 2002 medium projection rates of growth, an additional 141,800 people are now expected in Auckland City by 2021. The population of the city in 2001 was 377,000 and there is currently capacity for around 30,000 additional people within the existing District Plan. The City continues to grow by 1.5%-2 % per year. The current capacity for growth is likely to be used up by 2006. This means that the Council must provide for an additional 111,800 people over the next 20 years.

To accommodate such growth, and to facilitate improved passenger transport services the aim is to achieve densities of around 30-40 persons per gross hectare in urban living communities, and to achieve employment densities of 100 employees per hectare in business development communities.

### **Integrated planning approach**

Accommodating growth is not just a matter of changing district plans. A "whole person whole place" approach to growth management is recommended as illustrated by the growth objectives and strategies above. This means integrated planning and provision of utility and community infrastructure and community development activities with local residents and businesses.

Auckland City provides the location for over 50% of all employment in the region. Forecasts for economic growth are above the national average. However, there is no room for complacency. Auckland City is losing jobs to other areas, and the nature of jobs is changing from manufacturing to business and community services. While low-density warehousing and manufacturing may find better locations on the fringe of the region, high-density employment based on wealth creation, for example in intellectual property and biomedical products suit an urban location well. The nature of employees in these new economy businesses create lifestyle and work-time service demands that need to be provided for if Auckland City is to attract these businesses.

While the emphasis on managing future growth is to guide it into areas of change, there will still be opportunities to develop to the current capacity of the operative Isthmus District Plan on other sites on the Isthmus (ie in areas of stability). The current capacity, within the residential zones of the Isthmus District Plan, is around 30,000 people. The capacity within the business zones of the District Plan is less easily quantified but the Auckland City Council has recently taken steps to restrict residential in some of its business zones for amenity and employment related reasons.

Auckland City Council's stance is that growth can produce positive outcomes for the City if managed properly. To ensure this, the strategy adopts criteria to establish which of the areas of change should be released first for intensification and what physical and social infrastructure is needed to provide adequate services for the additional population in those areas. The criteria are set out below

### **Criteria for selecting urban living and business development communities**

The following criteria are suggested for use in selecting where Auckland City should focus on growth:

### **Urban Living Communities (primarily for residential and mixed use)**

- Has already got or potentially can get a town centre of 10,000m<sup>2</sup> plus capacity for significant population increases within 800m diameter
- Has already got or potentially can get a primary school or other community anchor
- Has already got or can get community facilities
- Has sufficient open space now or planned
- Has already got, or planned to get good passenger transport access and/or road access
- Has stormwater capacity or can be easily upgraded
- Has no significant environmental qualities threatened by urbanisation
- There is a market interest in the area

### **Business development communities (primarily for business and mixed use)**

- Has already got or potentially can get a service centre of sufficient capacity to support worker requirements and for significant increase in jobs within 1km diameter
- Has already got, or can easily get good passenger transport access and/or road access for workers
- Has already got or can easily get good access for goods movement via road or rail
- Has no significant environmental qualities threatened by development
- There is a market interest in the area

### **Criteria for selecting traditional communities**

To preserve lifestyle choice, protect the city's character and sense of place and avoid development in environmentally sensitive areas, not all the city is seen as suitable for growth now or in the future. To give certainty to residents, some areas fitting the criteria listed below are described as "traditional communities" and their tradition shape and form and character protected.

- Covers significant character/heritage areas that limit future growth capacity
- Has some environmental qualities that would be compromised by increased urbanisation
- Has limited transport access difficult to refit or improve
- Has limited opportunity for increasing neighbourhood facilities and services to cater for increased demand
- Has significant barriers to provision of higher capacity stormwater infrastructure
- Is flood prone or has unstable land

## LOCATION AND TIMING OF GROWTH

Assessing areas for suitability as urban living or business development communities using the above criteria give the results as shown in the table below.

<b>Urban Living Areas, focusing on population growth and mixed use development</b>	<b>Timing</b>	<b>Business Development Areas focusing on employment and business growth</b>	<b>Timing</b>
CBD	Priority 1 –2003	CBD	Priority 1 - 2003
Newmarket	Priority 1 –2002-04	Tamaki Edge	Priority 1 -2003-05
Glen Innes	Priority 1 – 2003-04	SE Industrial Edge	Priority 2 -2004-06
Panmure	Priority 1 – 2002-04	Mt Wellington Highway	Priority 2 -2004-06
Mt Wellington quarry	Priority 1 –2003-05	Westfield/Otahuhu	Priority 2 - 2004-06
Otahuhu	Priority 1 – 2003 – 05	Morningside/St Lukes	Priority 2 - 2003-05
Avondale	Priority 1- 2002-04		
Remuera	Priority 2	Great South Rd/Greenlane	Priority 3
Ellerslie	Priority 2	Penrose	Priority 3
Sylvia Park	Priority 2	Lansford Cres	Priority 3
Grey Lynn	Priority 2	Ellerslie/Harrison Rd	Priority 3
Pt Chevalier	Priority 2	Southdown	Priority 3
Mt Albert	Priority 2	Mt Richmond	Priority 3
Onehunga	Priority 2	Carbine Rd	Priority 3
Mt Roskill	Priority 3	SH 20 Avondale/South corridor	Priority 4
Sandringham	Priority 3		
Morningside	Priority 3		
Balmoral/Dominion	Priority 3		
Royal Oak	Priority 3		
SH 20/Stoddard Rd	Priority 4		

### Areas identified as Areas of Stability – Traditional Areas

These areas either have already experienced change (and have current district plan provisions which provide for mixed use and development) or are areas that did not meet a number of the criteria for areas of change. They will therefore not be subject to district plan changes to increase opportunities for growth and development. However they will still be subject to the level of development that is currently provided for in the district plan.

- Parnell
- Ponsonby
- Blockhouse Bay
- Mt Eden
- Valley/Dominion Rd
- Jervois Rd
- Kingsland
- Lynfield
- St Heliers
- Greenlane
- Greenwoods Corner
- Market Rd
- Waiheke Island

### Implementation

Communities, which meet the criteria for areas of change – urban living communities, have been prioritised for implementation as follows;

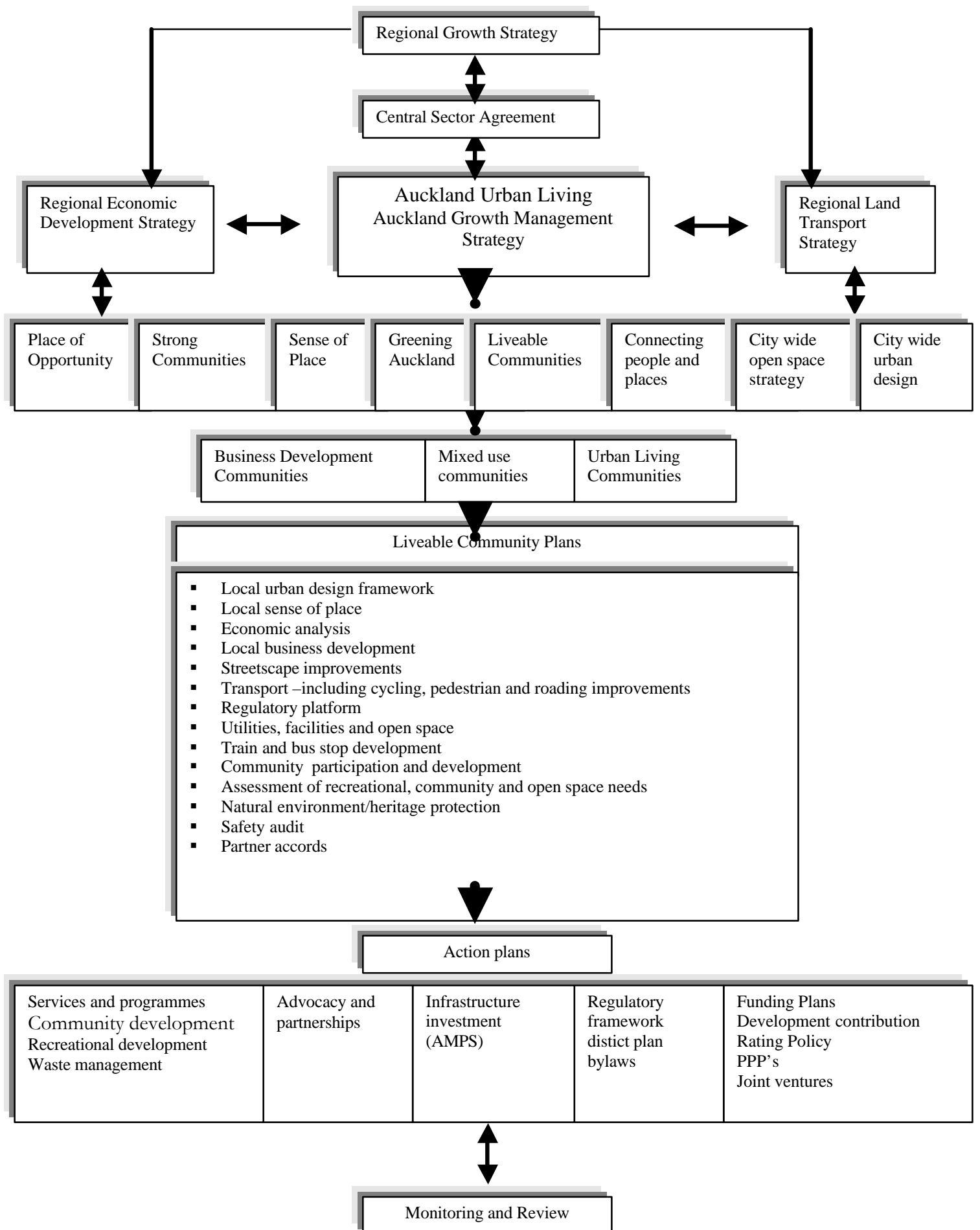
- Priority ones - those communities first to be planned and adapted for growth.

- Priority two areas - transition areas released for growth, as Council resources become available.
- Priority three –are either urban living areas, which have significant drainage problems, or business development areas, which lack worker facilities. If developers can find innovative drainage solutions these urban living areas will be released for growth. Otherwise they will only be released once Council has upgraded them as part of its Integrated Catchment Management programme, and as Council resources are available. In the business development areas the Council will, as resources become available work with local business to encourage development of worker facilities.
- Priority four areas require significant transport investment currently in the early planning phases - released concurrently with the construction of new transport infrastructure.

Implementation of the Growth Management Strategy is through the Auckland Urban Living programme and the development of Liveable Community Plans (LCP) for each community within an area of change.

Once an area of change has been prioritised as appropriate for growth the Council will undertake the following processes:

1. Commit funding within the Annual Plan to undertake any catchment management plan work required to ensure the drainage infrastructure within the area of change can meet the projected population increase.
2. Undertake a needs assessment study to identify social infrastructure needs arising from growth that must be addressed. Once this analysis has occurred, the Council will implement an action plan to address any gaps in social infrastructure in the area. This may include advocacy roles to Central Government social infrastructure providers eg health, education, housing.
3. Undertake extensive community consultation in the form of a Liveable Community Plan project within each town centre to work with individual communities on how best to manage future growth while addressing local concerns/issues and enhancing the liveability of the area.
4. Promulgate plan changes, where warranted, to introduce new zones into the District Plan which provide for higher densities, promote mixed use and local employment opportunities and which address urban design / amenity issues relating to intensification.
5. Use the Urban Design Guides to promote good urban design in developments within each Liveable Community Plan area through education, regulation and advocacy.
6. Promulgate a Plan Change to ensure that key sites within areas of change not identified as ready for intensification can be developed for intensive residential subject to certain design criteria.



## **Employment Issues**

Growth in employment and business will be facilitated by the Council;

- a) Working with relevant agencies to identify and facilitate business growth and employment opportunities in the vicinity of major highway interchanges.
- b) Seeking to build on the City's strengths as a business service centre by fostering a positive business climate in existing town centres
- c) Working with the business sector to ensure Liveable Community Plans provide for new development and redevelopment opportunities in and around existing employment centres (ie CBD, town centres and fringe business locations
- d) Promoting the development of mixed use centres to provide employment opportunities in proximity to medium and high-density residential development.
- e) Maintaining areas within the City solely for business activity in order to provide for businesses which do not operate efficiently in a mixed-use environment
- f) Developing a regulatory environment, which maximises the opportunity for business while minimising the impact on the environment.

## **KEY FACTORS**

### **PHYSICAL AND SOCIAL INFRASTRUCTURE REQUIREMENTS**

#### **Key physical and environmental infrastructure**

##### **Stormwater**

Auckland City's stormwater drainage systems require major upgrades to catch up on a maintenance backlog, and to cater for higher environmental standards and growth in demand. A remedial programme is in place, including an annual \$21 million spend on infrastructure as described in the Auckland City stormwater asset management plan, and catchment management plans. Auckland Regional Council will need to process resource consents for drainage plans and improvements efficiently in line with affordable regional policies to allow Auckland City to deliver this programme. Urban living communities will be made priorities for upgrades as they are identified and released. Innovative drainage management will continue to be investigated by both Councils where upgrading the network infrastructure is more challenging and where soakage is currently used rather than reticulation, if the area is identified either now or later as an urban living or business development community. Developers and homeowners may also suggest innovative drainage methods to develop in these areas.

##### **Water and Wastewater**

Given that the wastewater and water systems in Auckland City are owned and managed by Metrowater the Council will continue to work closely with Metrowater to ensure capacity keeps up with demand. Funding of Metrowater's services is through user pays.

##### **Transport**

Auckland City and Auckland Regional Councils have both committed to complete an integrated transport system for private and passenger transport, for goods and people. This is seen as critical to cater for both population and economic growth and efficiency the City and region needs. Thus it is a priority for both Councils.

Auckland City and Auckland Regional Councils are working with Transit NZ, other councils and central government to advocate and plan for a complete system. Within urban living communities, connectivity is a high priority, both within the community (including walking and cycling) and with other retail, recreation, education and employment areas.

##### **Solid waste management**

Auckland City generates more waste than any other city in New Zealand. The council's waste management plans for the isthmus (including the central business district) are to reduce

waste significantly over time. Further initiatives need to be added over time to continue a downward trend in waste volumes to landfill and upward trend for recycling and reuse, by both Councils.

### **Key social infrastructure**

#### **Recreation and community facilities, open space**

Auckland City and Auckland Regional Councils both have strategies for the provision of open space for passive and active, casual and organised recreation. Auckland City Council will need to assess other facility and service needs for urban living and business development communities when plans are developed for each area of change. Any new facilities provided directly or in partnerships by Council in response to growth will be in part, if not fully funded via a development contribution collected under the Local Government Act. This means that communities that accept and experience growth will be provided with new facilities.

#### **Streetscape and urban design**

Urban living and business development communities will develop as areas with less private open space. The streetscape will provide amenity to replace in part that provided by private gardens in suburban areas. Urban design rules will need to be included in district plan zones supporting a compact city form to ensure the public domain has quality functionality, look and feel.

#### **Community anchors**

Communities with existing well-reputed schools and community facilities attract growth. These successful facilities act as community anchors, providing the attractor for critical mass to support adjacent retail development and services. Areas that accommodate change more quickly are likely to have community anchors and can be prioritised for development as urban living communities.

### **Funding of Key Infrastructure**

Auckland City Council's approach to growth management requires substantial works to be undertaken, by the Council, in the areas of change in terms of physical infrastructure upgrading and social/community infrastructure. There will also be some matters to be addressed in terms of public transport and roading improvements. A significant proportion of these works is to be funded through priorities in the Council's Asset Management Plans. Applications will be made to Infrastructure Auckland to help fund a number of stormwater and public transport projects. Applications will also be made to Transfund to fund major roading projects. Acquisition of additional open space areas and upgrading and enhancement of existing open space areas will be funded from development contributions. Some work may need to be funded from the rating base or by special rating areas.

## **THE PEOPLE**

### **Sense of Place**

A sense of place expressed in design of public places and public art, events and activities can give a community identity that survives and provides cohesion to rapidly changing populations. Sense of place work for every area of change will enable history of place to be recognised and used to strengthen the future.

### **Community involvement and consultation**

Extensive public consultation and community participation activities have already taken place led by Council. Auckland City and Auckland Regional councils will need to continue to focus on a community orientated and consultative approach. Change can only be encouraged where benefits to communities are well defined and understood, and able to be delivered. Where communities exhibit considerable resistance to change, they will not be successful as change areas. However, they will not receive the attention or investment in public facilities and services.

Managing future growth does require change. To assist the community to be involved, advice, communication and information are critical. It is only through open and active communication and sharing of information that community consultation and involvement is genuine. Approaches will reflect different communities and cultural needs, and at a pace appropriate to the group council is working with.

#### **Community development activities**

Auckland City is able to assign a dedicated community adviser for every urban living community during the planning and delivery stages.

#### **Business development activities**

Auckland City may need to consider a dedicated business adviser for every business development community during the planning and delivery stages. One such person has been agreed for the Tamaki Edge area.

### **PARTNERS IN GROWTH**

#### **Services provided by others**

##### **Transport:**

Auckland City and Auckland Regional councils will need to work cooperatively with other councils in the region and Transit NZ, ARTNL and NZRC to complete the agreed regional transport networks as defined in the RLTS.

##### **Education:**

In Auckland City there has been a history of uneven provision of education facilities in certain parts of the city. This was effected by the Ministry of Education not working with the Auckland Regional Council to align population projections, and because of parental choice placing pressure on schools of high repute leaving others under-utilised. While this is improving (“State School Roll Growth Trends – 50 Year Projections for the Auckland Region” – details the Ministries revised projections), there are still problems. Preschool and primary schools are often the community anchors that provide a focus and meeting place for local residents. To deliver a “complete community” for each urban living community, each will need walkable access to these facilities. The increase in population expected will increase the demand for bigger and more schools. Auckland Regional Council will need to work with the Ministry of Education to ensure decisions are made on new provision of facilities in line with expected population growth and changes in demography. Auckland City Council will continue to work with the Ministry at a local level to ensure appropriate education provision in urban living communities.

##### **Health:**

Health services are provided by both the private and public sector. Auckland City and Auckland Regional councils are developing relationships with these providers through stakeholder meetings and inter-agency forums.

##### **Affordable housing:**

Auckland City Council through its regulatory role promotes a mix of housing types and communities. The nomination of traditional communities will preserve a choice of suburban communities while urban living areas will provide more intensive housing types. Council’s current position on housing is that the provision of social housing is a central government responsibility. Council has an MoU with Housing NZ that detailed the working relationship between the two agencies to ensure that public housing and the surrounding public areas are improved over time, in line with the growth strategy for the city.

## **Monitoring and Review of the Growth Management Strategy**

The central sector agreement will be monitored regularly and reviewed every five years. A review may happen earlier if the critical triggers identified below are activated.

### **Triggers that lead to a Review of the Central Sector Agreement**

It is intended that Auckland City Council and the ARC will review the Central Sector Agreement every 5 years. However an earlier review may happen if one of the following triggers occurs;

- Growth happens at a faster rate than expected – the current growth rate is around 1.5% - 2% per annum. If this growth rate changes to 5% per annum then capacity will be reducing at a much faster rate and there will be a need to review priorities
- Infrastructure upgrades are unable to occur or be completed
- Earlier completion or failure to complete major transport projects ( eg SH 20 completed earlier would require review of priority areas)
- Failure of a partner to commit to actions needed to cater for growth

## **BACKGROUND INFORMATION**

### **Process for Alignment of Sector-Based Agreement with Other Auckland City Council Strategic and Funding Policies**

#### **Auckland City Council's Strategic Plan**

The Council's Strategic Plan was reviewed in 2002. The plan maintains the seven priority outcome areas, which the Council will focus on achieving, in conjunction with the community and other parties over the next twenty years. Priority Outcome 7 is Urban Intensification.

The Strategic Plan (Focus on the Future) has as a priority "promoting high-quality Auckland Urban living and building strong and healthy communities. Auckland City Council's role in achieving the priority outcome will be achieved through the following strategy and policy;

#### Strategy A (City Development Function)

- Manage the growth of Auckland to co-ordinate areas of growth with improvements to infrastructure, public transport and amenities
- Enhance the quality of the built environment with forward-looking urban design.

#### Policy

- Co-ordinate social and physical infrastructure to support growth
- Promote high-quality distinctively Auckland urban design.

Under this Priority Outcome, two of the 2005 Milestones are:

“ Manage growth;  
Adopt an urban design code”.

#### **Asset Management Plans**

The Council's Asset Management Plans include provision for any additional investment needed to accommodate the growth projected for in the CBD , Tamaki Edge and Newmarket.

## **Annual Plan, Funding Policy and Long Term Financial Strategy**

Currently provision for growth-related projects is dispersed throughout these documents according to the nature of the project. Work is progressing on how these projects may be brought together to give a more transparent reflection on funding committed to meeting the Council's responsibilities under the Regional Growth Strategy.

## **Community Input**

Auckland City Council's initial growth management strategy, Growing Our City Through Liveable Communities was the subject of considerable public consultation. This consultation included:

- A city-wide survey in 1998 which asked people to identify the issues they felt needed to be addressed by the *City* if it was to accommodate further growth. The survey also discussed the compact city approach.
- Public meetings held in each ward to discuss the Regional Growth Strategy and how that impacted on the City (November 1998 – February 1999).
- Focus group meetings to discuss the Liveable Communities Strategy (August/September 1999).
- Focus group meetings to discuss the Urban Design Code (September/October 1999).
- Presentations to the Property Council, Manufacturers' Association, community groups, church groups, Rotary, and Lions (April 1999 onwards).
- Workshops with tangata whenua (1999).
- Articles in *City Scene* for a period of six weeks discussing issues relating to intensification (August – October 1999).
- Submission period of three months for both Liveable Community Strategy and Urban Design Code (August – November 1999).
- Hearings on submissions to the strategy (March 2000).
- Peer review of Residential Design Guide (formerly known as the Urban Design Code) and workshops with planning and design professionals (April – Oct 2000).

The implementation of the Auckland Urban Living Programme involves the development of Liveable Community Plans for each area of change – urban living community. Auckland City Council is committed to working with each individual community in the areas of change to develop a framework that outlines a comprehensive approach to enhancing the liveability of the community and managing future growth to achieve positive outcomes. The approach used to work with the community will differ from area to area and will reflect different community and cultural needs. It will also be designed to be at a pace appropriate to the group Council is working with. Examples of approaches include workshops, charettes, hui focus group meetings, surveys, open planning days, reference groups and public meetings.

## **Risks and Contingencies of Implementing Strategy**

There are a number of risks associated with implementing the Auckland Urban Living Programme and this sector agreement.

### **Regional Risks**

**Timing of release of greenfields** – Auckland City Council intends to focus most of its future growth onto the already urbanised area of the Isthmus. Growth on the Isthmus relies on redevelopment and infill opportunities, which can be perceived to be more difficult than development on greenfield sites (existing community needs to be recognised, existing subdivision patterns can be limiting and existing infrastructure often needs upgrading). If too much greenfield land is made available in the short term then it may impact on the attractiveness of Isthmus sites for intensification.

**Passenger Transport System** – The Auckland Urban Living programme seeks to use an improved passenger system as a leverage for growth within the areas of change. If the

region fails to deliver an integrated passenger transport system, one of the main benefits of locating development in an area of change may be lost. Conversely if development opportunities are not able to be concentrated near major passenger transport stations/hubs then an improved passenger transport system may not be achievable.

Accessibility – to maintain the City's economic vitality it is important that accessibility to the Port, to the airport and to major employment areas is maintained. Funding of the infrastructure needed to improve accessibility is an ongoing issue, and innovative means of financing these investments need to be explored. Infrastructure to improve accessibility must also support the Council's aims of providing quality neighbourhoods; viable mixed use town centres, and local employment opportunities.

### **Building Act**

There is currently a perception in the public's mind that some recent intensified housing developments are shoddily built using substandard material, which will deteriorate quickly, and provide little acoustic privacy. Councils are required to approve building consents for buildings which meet the standards approved under the Building Act processes. The Region's Councils need to work with the Building Industry Authority to ensure that building standards are suitable meet the more complex demands that intensive residential living places on the built environment. Otherwise community acceptance of intensified residential developments will continue to be difficult to achieve.

### **Auckland City Risks**

**Plan Change Implementation** – In order to accommodate 170,000 additional people in the City, there will need to be plan changes to the current district plan to enable development at much higher densities than currently experienced. Ensuring that these plan changes are upheld and become operative will be a challenge to both politicians and officers within the Council. This is particularly so in relation to the current perception of intensification held by some sectors of the community. This perception which equates intensification with poorly designed, overcrowded residential development occupied by the disadvantaged in the community will only be dispelled by ensuring future intensified development meets urban design criteria, and by constant communication on the reason for intensification and its benefits. This communication needs to come from not only Auckland City Council but also the Regional Growth Forum, and other professional bodies.

As well as promoting higher densities these plan changes will need to require a much greater commitment to meeting urban design criteria on behalf of the development community. This is a new approach for Auckland City Council and one that is yet untested before the Environment Court.

**Physical Infrastructure Upgrades** – Auckland City's underperforming drainage system is a major risk to growth. Unless it can be upgraded in the areas of change which have been sequenced first for growth, or innovative alternative solutions developed, the ability to accommodate the additional growth beyond the District Plan capacity is limited. A major constraint to ensuring this has been, in the past, the length of time it has taken to receive resource consents for stormwater improvements. If Auckland City is to meet its growth capacity targets this process must be streamlined as much as possible.

**Employment Growth** – Population growth in Auckland City must be accompanied by growth in employment and business. The City currently accounts for around 17% of New Zealand's economic output. Traditionally the Auckland economy tends to grow at a stronger rate than the New Zealand economy as a whole. Currently the Auckland economy is growing in line with the national average. There is a risk that Auckland City may lose its market share of output unless it puts together a framework which identifies the built environment needed to encourage new business growth and facilitates the establishment of local and innovative employment opportunities.

### **Anticipated Market Demand**

Over the last five years, apartment and terrace house developments have occurred more frequently than in the past. The late 1990s saw an increase in apartment living in both the Central Area and in the business zones surrounding the Central Area (Ponsonby, Newton, Parnell). In the business zones outside the Central Area, this increase represented both a change in market choice but also the limited planning and financial contribution controls which applied. It is expected that growth in Central Area residential living will gradually increase over the 20 year period. Townhouse/Terrace house development is also occurring elsewhere in the City, and it is clear that there is a market demand for that style of accommodation. This has been borne out by two recent studies – “The Building a Better Future: Intensification Review – Auckland Regional Council Residential Research and Monitoring Programme – August 2000” and “The Auckland City Council Post Occupancy Survey of Residents in Business Zones – October 2000” which both confirmed that there is a segment of the community which chooses to live in higher density housing.

## Schedule Four

### HOW THE CENTRAL SECTOR AGREEMENT MEETS DESIRED REGIONAL OUTCOMES

Outcome	Outcome Definition	How sector agreement meets/advances this outcome
Water quality	water quality in streams and coastal marine areas is maintained where it is good and improved where it is now degraded	<p>Auckland City Council is undertaking a comprehensive programme to understand its stormwater drainage system prior to submitting Resource Consent applications so that upgrades can be made. The study work is being undertaken in conjunction with Metrowater's programme of studies on the wastewater drainage system so as to ensure an integrated outcome. The modelling work necessary to this process is using capacity figures generated by the growth management strategy project. The City is divided into five major catchments, and work is progressing. The Council is also promoting the community based fresh water monitoring programme - Waicare - which allows communities to become actively involved in monitoring the quality of streams in their local community. Waicare groups are being set up in communities for which Liveable Community plans are being developed. Baseline information being gathered by these groups will be used to monitor impacts of intensification, in these communities, on the local streams. The Recreational Bathing Beach Monitoring Programme is being discussed in a national forum with MfE to identify risk based approach to better target investigations to identify the sources/ factors which impact on beach water quality</p>
Access and transport efficiency	more transport choices and high levels of access for all sections of the community closer relationship between home and work, activities, shopping, open space etc, managing traffic congestion and a better public transport system	<p>Auckland City's growth management strategy has identified areas within the City where provision will be made for higher density housing and mixed use activity. These areas are called Areas of Change. Within the areas of change population and employment growth will be focussed in and around existing town centres, and around major transport nodes and interchanges. These locations have been chosen as growth areas so as to provide support for improved public transport services along these roads/rail corridors. Implementation of the growth management strategy through liveable community plans will see encouragement of a greater relationship between work, home, recreational activity etc by introducing mixed use zones at the centre of communities within each area of change; providing for work/live opportunities in the residential zones closest to these centres and continuing to provide for home occupations in other residential zones.</p> <p>The Liveable Community Plans will also identify actions needed to improve both pedestrian and cycling access throughout the community. In doing so they will pick up in detail the actions set out in Council's Cycling and Walking Strategy which seeks to improve accessibility for both recreational and commuter related walking and cycling. The Council is proactively seeking to increase public transport patronage by a number of initiatives including; bus priority lanes on a number of the City's arterial routes; improved bus shelters and is working with ARTNL to improve rail stations and their environs. The Council is also working with other TA's in the region and Transit NZ to resolve accessibility issues through key roading projects.</p>

Coastal Environment	natural character of coastal environment including landscapes ecosystems, native bush and water quality preserved and enhanced and access to clean and beautiful beaches maintained	The growth management strategy indicates that the defined coastal management areas of the City are not considered suitable locations for further development/ intensification. The Open Space Zones which protect landscapes, ecosystems and native vegetation and the Residential 4 zone which covers an important area of the Hillsborough coastal forest are also excluded as locations for further development/ intensification. The Council has prepared Coastal Management Strategies for a number of areas along the Isthmus' coastline. These strategies set out Council's responsibilities and proposed actions for the management of public land along the coastline, including Maintenance and enhancement of public access; improvements to water quality through stormwater upgrades and pipeline separation; open space improvements, transport issues and monitoring. The integrated catchment management plans will eventually replace the water quality aspects of individual coastal management plans. Where there is a Liveable Community plan being developed for a community close to a coastal area where a coastal management strategy has been prepared/is being prepared care is taken to ensure that the potential adverse impacts of growth are identified and managed in both documents.
Air Quality	air quality is maintained where it is good and improved in areas where it is now degraded	The main contributor to air pollution in Auckland City is vehicle emissions. By encouraging future growth to locate in areas close public transport; and by actively working towards achieving a better public transport system in the City, the Council hopes that more people will choose to leave their vehicles behind for some of the trips they make each - thereby help to reduce rate of increase in congestion and associated emissions to air.
Sustainable Use of Resources	more efficiency in use of natural and physical resources, including urban land, rural land, infrastructure and energy resources.	Future growth in Auckland City will be mainly through intensification of the existing built urban area. Growth will be encouraged, through district plan provisions and prioritisation of Council spending into areas of change, to locate in areas of the City where infrastructure (physical and social) is either currently under-utilised or can be enhanced to cater for future growth; and where public transport services can be improved. This form of nodal growth enables efficiencies to occur through better use of existing services and facilities and can reduce the need to expand into the rural areas of the region to cater for growth. The Urban Design Guide for Residential development in the new Residential 8 zone will encourage energy efficiency in new residential developments.
Business Opportunity	improved opportunities for business (business growth, development opportunities, affordable and suitable land and infrastructure)	Auckland City currently provides for a range of business opportunities ranging from the intensive commercial activity in the Central Area to heavy industry in the Southeast Industrial Edge. Recent work on the future of employment in Auckland City identified that while there will continue to be a decline in manufacturing jobs within the City business service activity will continue to grow. A priority action for the Council is to encourage Auckland's economic development. The growth management strategy aims to support this by facilitating the development of mixed-use centres where local employment opportunities can be fostered; identifying business growth areas where residential development will not be allowed; and facilitating a quality urban environment which attracts firms to locate within the City.

Urban Amenity	higher quality urban amenity particularly business, residential shopping and public space areas (more trees, better streetscape, better urban design etc.)	Auckland City believes that community acceptance of high density housing will only occur if those developments are required to comply with urban design principles. The City's Strategic Plan emphasises the importance of good urban design in its seventh priority outcome – Urban intensification - and commits the Council to developing a design code that requires high quality distinctively Auckland urban design in medium to high density residential and mixed use developments. In addition the Strategic Plan also commits Council to improving precincts and streetscape to make certain areas of the City (includes urban centres of growth areas) more accessible, attractive and of distinct Character and appeal. Therefore as part of the growth management strategy a companion document - the Urban Design guide was developed. This has been subject to focus groups, public consultation, peer reviewed by urban design consultants and tested using professionals working both in the design and regulatory field. The resulting Urban Design Guide for Residential Development in the Residential 8 zone will provide the basis for stronger rules in the district plan to require new developments in areas of change to meet urban design criteria. Plan Change 58, which introduced the higher density Residential 8 zone into the Isthmus district plan, incorporates urban design rules and criteria. Auckland City has also developed an Isthmus Streetscape plan which sets out criteria which must be applied when Council undertakes streetscape improvements or when private development impacts on the streetscape. This criteria includes reference to Liveable Community Plans and how any streetscape improvements need to reflect a sense of place for each community in the City.
Housing Choice/ Affordability	improved housing choice and affordability throughout the region	By identifying growth nodes the Auckland City Council seeks to ensure that within the City there will exist housing and lifestyle choice – ranging from a lifestyle rural block on Waiheke, to a single house, to a townhouse, to a high rise apartment in the Central Area. Within each Liveable Community Plan provision will be made, through plan changes to the district plan, for a range of higher density housing and mixed use developments. Affordability in Auckland City is an issue as land prices are high in comparison to the rest of the region. Currently much of the affordable housing in the City is provided for by Housing NZ.
Cultural Heritage	protection and enhancement of cultural heritage.	Auckland City Council's district plan provides a comprehensive approach to the protection of significant items of natural and cultural heritage. The growth management strategy indicates that where such items fall within an area of change they will continue to be protected.

Safe, Healthy Communities	safer, healthier communities with high quality readily accessible community facilities and services publicly and privately provided (eg libraries; sporting facilities; schools; stadia; theatres, cafes)	<p>Auckland City's Strategic Plan has as its Priority Outcome 5 Strong and Healthy Communities. The Council is committed to ensuring that as growth occurs in the areas of change adequate provision is made for the community and recreational needs of both the existing and future community. Needs assessment studies have been done for a number of the Priority 1 areas of change and for which Liveable Community plans are being developed. These studies identify what community and recreation services/facilities are needed to cater for additional growth. On completion of the study an action plan is developed to secure any new services/facilities. Eg the Tamaki Needs Assessment Study identified the need for greater provision for Youth. Since that study a Youth Worker has been appointed to Glen Innes; and the Council has undertaken a joint partnership to develop a Recreation centre at Tamaki College. Through the Safer City Project the Council is undertaking safety audits of communities, including those in areas of change. The Council is promoting crime prevention through design; and this will be supported in the growth areas by urban design criteria which promotes informal surveillance of parks and streets. The mixed use centres of these growth areas will also encourage more activity after hours and indirectly increase safety. Healthcare and Education Facilities are largely provided for by Central Government Agencies. Auckland City Council's approach to managing future growth has been discussed with the relevant Agencies; and at the development of each Liveable Community Plan they are involved as stakeholders. In the past, provision of adequate education facilities has been an issue in some communities on the Isthmus. The Ministry of Education recent Report on State School Roll Growth trends - 50 Year Projections for the Auckland region indicates that much of the anticipated growth can be accommodated within their current programme of land acquisitions and development of additional facilities at existing schools. In undertaking this analysis the Ministry has used the population projections used in the Regional growth Strategy and has had regard to the distribution of growth proposed in the Council's growth management strategy.</p>
Habitat	expansion and protection of high quality indigenous habitat	<p>Auckland City Council has completed an ecological survey of the Isthmus and a number of mechanisms are being investigated to determine how best to protect and enhance areas of ecological significance. The growth management strategy indicates that such areas will be identified in the Liveable Community Plans and will not be subject to intensification</p>
Open Space	a greater range and diversity of protected open space	<p>Provision of open space on the Isthmus will continue to present a challenge. The Council has a Future Open Space Strategy which integrates forward planning and funding programmes for the provision of open space throughout the City. Financial Contributions from development are the main funder of both new parks acquisition and also development and enhancements of existing open space areas. Due to the lack of undeveloped land to acquire for open space the Council actively works with schools to share facilities(eg playing fields) which may not be used outside school hours. The Future Open Space strategy indicates that where a Liveable Community Plan is being developed. Consideration will be given over the need to increase open space areas in that community and if required this will be indicated in the Plan.</p>

Rural Amenity	better non-urban and rural amenity including landscape protection, and more trees and vegetation	71 % of Auckland City is rural in character but that land is found within the Hauraki Gulf Islands. The growth management Strategy which proposes intensification on the Isthmus does not apply to the Hauraki Gulf Islands. Instead a strategy has been developed (Essentially Waiheke - a Village and Rural Communities Strategy) which identifies how growth will be managed on Waiheke in a manner that protects the unique natural environment of the Island and the existing village character. A similar document has been developed for Rakino Island while one for Great Barrier Island will be developed in the future.
Physical and social infrastructure	physical and social infrastructure provided, maintained, enhanced and optimised - existing infrastructure maintained and utilised where it has sufficient capacity for growth and upgraded where it has not	As part of the development of the growth management strategy discussions were held with utility providers who provide services to Auckland City residents - these included electricity; gas; telecommunications; fire service; wastewater and water. All providers have indicated that as long as they are kept informed over the sequencing of the release of areas of change they will be able to plan and cater for the additional growth. To maintain contact each of these providers is invited to stakeholder meetings during the development of Liveable Community plans. Apart from the provision of community and recreational facilities, much of the social infrastructure needed to cater for growth is provided by external agencies. As indicated earlier discussions have been ongoing with education and health providers, as well as Housing NZ to identify the role and responsibilities these agencies have to plan for future growth. The Council holds regular Interagency Meetings where a range of Central Government Agencies meet with Council to discuss issues on Auckland City, including providing for growth and strengthening communities. In addition social infrastructure providers are invited to stakeholder meetings during the development of Liveable Community plans.
Cultural identity	Cultural Identity including maintaining cultural diversity	Each Liveable Community Plan process provides an opportunity for the local community to identify and celebrate cultural identity. This can be through art work; open space design, streetscape design and sense of place projects. In addition different house layout options which better suit some cultures family arrangements are being investigated and if appropriate will be incorporated in Urban Design – Good Practice Educational pamphlets.