



# Built environment



This section discusses how the ARC will manage the region's growth.

It includes the following LTCCP activity:

## 1. Managing Auckland's growth

The built environment activities contribute to the following community outcomes:

- Quality built environment
- Auckland's population growth and migration are well managed
- A thriving regional economy that supports a good standard of living
- Aucklanders have access to a range of affordable and safe ways to move people and goods
- Efficient energy use based on clean and reliable sources
- Access to a range of affordable housing
- Aucklanders are educated and skilled and have access to appropriate learning and training opportunities
- Safer neighbourhoods and public places

Influence on the four well-beings:



Environmental



Social



Cultural



Economic

Possible significant negative effects:

- The Built environment outcomes are largely determined by decisions made by Auckland's councils and other agencies. Achieving the outcomes requires all the parties to reach agreement and the ARC is only one party to this relationship. If a mutually acceptable decision is not reached, this would compromise the outcomes.



## Key Issues

Auckland has two broad strategies specifically focused on providing direction on regional growth, land use and transport: the Auckland Regional Growth Strategy and the Auckland Regional Land Transport Strategy. The region's key statutory document – the Auckland Regional Policy Statement and its Proposed Plan Change 6 (to integrate land use and transport planning) – recognises the importance of:

- integrating transport and land-use, to achieve a compact, well-designed sustainable urban form,
- having well-located and functioning infrastructure,
- protecting valuable areas, such as open space and preserving natural and historical character,
- providing a built environment within the region's metropolitan, rural and coastal area that has a sense of identity, a range of housing and activities; and is visually pleasant, functionally efficient, environmentally sustainable and economically vibrant.

Accommodating future population growth and economic development while protecting the region's valued natural and coastal resources, open spaces and varied lifestyle opportunities, will require development at greater densities within some parts of the urban area, particularly in town centres and near passenger transport.

The ARC will focus on regionally significant places which integrate land use and transport activities, such as those identified in One Plan with the aim of achieving quality design outcomes through improvements in urban and building design and development practice.

Achieving these outcomes requires a collaborative effort from government (central, regional and local), the development industry, community groups and the public.

## What we want to achieve

A regionally co-ordinated response to development and growth in target locations, that is guided by the Auckland Sustainability Framework.

- Progress with the implementation of the Auckland Waterfront Vision 2040.
- New and improved implementation tools for redeveloping strategic areas.
- An integrated plan for the development of Onehunga in conjunction with the planned transport improvements.

The opening of Queen's Wharf to allow public access in time for Rugby World Cup in 2011 and the development of a cruise ship terminal.

## Our responsibilities

The ARC, in conjunction with other government agencies, is responsible for managing the Auckland region's overall growth and development in a sustainable manner. This mandate drives regional strategy and policy development, and implementation.

Under the Local Government Act 2002, the ARC is required to prepare and implement a regional growth strategy. The Auckland Regional Growth Strategy, adopted in 1999, has been evaluated and the focus is now on identifying ways to improve implementation.

The Resource Management Act 1991 and the Local Government (Auckland) Amendment Act 2004 requires the ARC to review the Regional Policy Statement so as to achieve integrated management of the region's natural and physical resources. This review is currently underway.

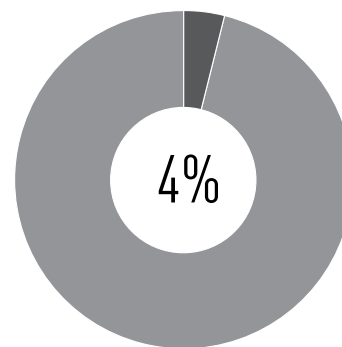
## Assets required by this group of activities

The council owns land and buildings at Onehunga to enable achievement of the activities related to the Built environment group.

The ARC is also in the process of purchasing Queen's Wharf jointly with Government.

The depreciation costs included in the income statement that follows represents the overhead costs allocated across all ARC activities.

## What this will cost



**This is 4% of the ARC's total rates**  
The total rate requirement for the Activity Group for 2009/10 is \$6.027m.

## Key financial assumptions

Refer to assumptions under activity 1.

The rationale for funding of this group of activities is contained in the Revenue and finance policy – funding profiles by activity in Chapter 6.


**Prospective income statement** for year ending 30 June - dollars in thousands

Built environment	Plan 2010	Forecast 2011	Forecast 2012	Forecast 2013	Forecast 2014	Forecast 2015	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019
Rates	6,027	6,463	6,833	7,038	7,209	7,313	7,458	7,637	7,810	7,996
ARH distribution - other	20,000	-	-	-	-	-	-	-	-	-
Service fees	206	211	217	223	228	233	239	245	252	259
Facilities	95	97	100	103	105	108	110	113	116	119
Grants and subsidies	283	218	227	237	247	256	267	277	288	300
Investment	231	304	361	410	467	470	494	560	590	631
Sundry operating	8	9	9	9	9	10	10	10	10	11
<b>Revenue</b>	<b>26,850</b>	<b>7,302</b>	<b>7,747</b>	<b>8,020</b>	<b>8,265</b>	<b>8,390</b>	<b>8,578</b>	<b>8,842</b>	<b>9,066</b>	<b>9,316</b>
Human resources	3,412	3,525	3,637	3,706	3,803	3,907	4,006	4,117	4,239	4,360
Professional services	980	1,239	1,327	1,355	1,400	1,441	1,475	1,510	1,551	1,585
Technical services	691	668	730	748	764	747	764	817	836	857
Contracted services	543	627	699	717	739	756	775	801	821	844
Materials	9	9	10	10	10	10	11	11	11	11
Printing and office supplies	124	139	158	162	166	169	173	189	193	198
Fuel and power	24	24	27	31	35	39	44	50	62	70
Repairs and maintenance	9	9	10	10	10	10	11	11	11	11
Communications	80	82	84	86	88	90	92	94	96	99
Information services	331	333	339	358	355	363	375	380	393	399
Occupancy	335	339	343	361	365	368	386	391	395	399
Interest and bank charges	18	31	49	57	66	55	33	35	15	(1)
Other	150	152	155	155	157	159	162	166	168	171
Internal Expenditure Recovery	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)
Vehicle	58	61	64	66	69	71	73	76	80	83
Depreciation	690	667	594	608	623	580	586	589	601	614
<b>Expenditure</b>	<b>7,422</b>	<b>7,873</b>	<b>8,194</b>	<b>8,398</b>	<b>8,618</b>	<b>8,733</b>	<b>8,934</b>	<b>9,205</b>	<b>9,440</b>	<b>9,668</b>
<b>Net surplus/(Deficit)</b>	<b>19,428</b>	<b>(571)</b>	<b>(447)</b>	<b>(378)</b>	<b>(353)</b>	<b>(343)</b>	<b>(356)</b>	<b>(363)</b>	<b>(374)</b>	<b>(352)</b>

**Prospective capital expenditure** for year ending 30 June - dollars in thousands

Built environment	Plan 2010	Forecast 2011	Forecast 2012	Forecast 2013	Forecast 2014	Forecast 2015	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019
Bridges, structures and dams	20,000	-	-	-	-	-	-	-	-	-
<b>Total capital expenditure</b>	<b>20,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Funded by:										
ARH distributions	20,000	-	-	-	-	-	-	-	-	-
<b>Total capital expenditure funding</b>	<b>20,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## LTCCP Activity 1: Managing Auckland's growth

This activity contributes to the 'CBD and Waterfront' and 'Improving Public Transport' - One Plan programmes of action.

### What we plan to deliver

The ARC will manage growth in the Auckland region by implementing the Regional Growth Strategy, as follows:

- Implement the recommendations of the 2007 Regional Growth Strategy Evaluation report.
- Between 2012-14, the second evaluation of the Regional Growth Strategy will be carried out, the scope of which will be agreed in conjunction with all of the region's councils.
- Between 2009-12, we will focus on regionally significant places which integrate land use and transport activities, such as those identified in One Plan.
- Between 2009-11, opening of Queen's Wharf for public access in time for Rugby World Cup in 2011 and the development of a cruise ship terminal.

Levels of service	Performance measures	Baseline	Targets	
We will continue to manage a regionally co-ordinated response to development and growth that is guided by the ASF, RPS, RLTS and RGS.	THIS IS A NEW MEASURE BE 1. The RSDF and REDF agree to the regional priorities contained within One Plan version 1, and the RTC adopts the agreed RLTS.	To be established in 2009/10	2009/10	To be achieved
			2010/11	To be achieved
			2011/12	To be achieved
			2013 - 19	To be achieved
We will actively pursue a sustainable quality urban environment for Auckland as a city-region that integrates land use and transport provision and outcomes, while minimising adverse environmental impacts.	BE 2. The ongoing availability* of land, for at least 20 years capacity, for development and growth across the region (ARGS, ARPS) as reflected in relevant regional and district plans.  <i>* Residential availability is estimated by comparing residential capacity (i.e. supply) to household projections (i.e. demand). High and low growth rates are used to produce the range.</i>	2006 study which showed the following availability: - Residential 14 to 29 years - Business 13 to 17 years	2009/10	Average of 20 years
			2010/11	Average of 20 years
			2011/12	Average of 20 years
			2013 - 19	Average of 20 years
	BE 3. The residents' consideration of intensive housing as a suitable housing choice for them, as measured by the Environmental Awareness survey.	36% in 2007/08	2009/10	45%
			2010/11	45%
			2011/12	45%
			2013 - 19	45%
We will work in partnership with other agencies to seek the transformation of targeted urban environments of significance to the region.	THIS IS A NEW MEASURE BE 4. Public satisfaction with the look and feel of regionally significant redevelopment areas such as the Auckland waterfront.	To be established in 2009/10	2009/10	Maintain or increase on baseline
			2010/11	
			2011/12	
			2013 - 19	
	BE 5. Percentage of respondents who are satisfied with their access to parks and open space (source: Environmental Awareness survey).	88% in 2007/08	2009/10	90%
			2010/11	90%
			2011/12	90%
			2013 - 19	90%
	BE 6. Residents' sense of pride in the way the region/city looks and feels (source: Quality of Life survey).	54% in 2007/08	2009/10	60%
			2010/11	60%
			2011/12	65%
			2013 - 19	65%



## What this will cost

### Financial assumptions

- A key assumption in achieving the outcomes of this activity is the collaboration between central, regional and local government continues, which may include joint-funding of initiatives.
- This LTCCP includes the Council's decision to joint purchase, along with Government, Queen's Wharf. It does not include the costs of developing the wharf. It is also assumed that the cost of ongoing maintenance will be met by Ports of Auckland and the cruise ship terminal operator.

### Activity prospective cost of services statement for year ending 30 June - dollars in thousands

Managing Auckland's growth	Plan 2010	Forecast 2011	Forecast 2012	Forecast 2013	Forecast 2014	Forecast 2015	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019
Revenue	20,823	839	914	982	1,056	1,077	1,120	1,205	1,256	1,320
Expenditure	7,422	7,873	8,194	8,398	8,618	8,733	8,934	9,205	9,440	9,668
Net cost of services	(13,401)	7,034	7,280	7,416	7,562	7,656	7,814	8,000	8,184	8,348
Reserves	19,428	(571)	(447)	(378)	(353)	(343)	(356)	(363)	(374)	(352)
Rating requirement	6,027	6,463	6,833	7,038	7,209	7,313	7,458	7,637	7,810	7,996



