

APPENDIX 12

AUCKLAND CITY SPECIFIED GROWTH AREAS

Plan change annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.





AUCKLAND CITY SPECIFIED GROWTH AREAS

To give effect to the Regional Growth Concept and the Regional Policy Statement, Specified Growth Areas have been identified in the City. There are two types of these growth areas; urban living communities and business development areas:

Urban living communities are high density centres (listed in Table 1, Appendix 12) suitable for residential and mixed-use growth. These are based around sub-regional centres, the Central Business District (CBD) and town centres that already have (or have the potential to have) a variety of business/commercial activities and higher density residential living supported by the public transport, educational, health and community services and facilities, open space, cultural and entertainment facilities, and shops needed to create vibrant communities.

In each urban living area the Council will work with the community, government, and private sector organisations to develop liveable community plans or precinct plans that will outline a comprehensive framework for managing growth and development, advocate for the necessary social and physical infrastructure to be provided, and identify relevant investments and actions by the Council for consideration as part of the Council's Long-Term Plan. The liveable community or precinct plan will indicate how additional households and businesses will be provided for, what resources are needed to maintain or improve the liveability of each area and the actions needed to ensure that the physical and social infrastructure can cater for growth. In addition, this process of managing growth will come about through the mechanisms of developing a new district plan. Liveable Community Plans and precinct plans are not statutory documents but do identify where plan changes and other actions are required to manage growth.

In addition to the Specified Growth Areas, the Plan and the Future Planning Framework has identified former business areas of the city in close proximity to the Central Area, or to existing Business 2 and 3 zoned centres which are experiencing an increase in residential activities. These areas have been zoned Mixed Use and the provisions of that zone encourage a mix of residential, business and leisure activity. The Mixed Use Zone works in tandem with the Specified Growth Areas to accommodate future population and business growth. Some of these areas may, in the future, become identified by a new district plan as mixed use Intensive Corridors that are similar in character and function to high density centres. In the establishment of Intensive Corridors regard will be had to a number of matters including the effects on the function and role of nearby high density centres. As there are currently no Intensive Corridors identified in Table 1, Appendix 12 the plan will need to be amended to enable commercial activities to occur in those locations in the future.

Business development areas are employment areas that can support more jobs and that have good accessibility. The

Council will work with businesses in a business development area to identify what is required to attract further economic development and employment.

For each business development area, the Council will develop business precinct plans with business and the wider community that will outline a vision and comprehensive framework for managing business growth and development. The plan will identify future opportunities for economic growth and additional jobs, and the actions and resources that are needed to maintain or improve the vitality of each area. While business precinct plans are not statutory documents, they can identify where plan changes are required to manage growth.

Business Development Areas will support a mix of commercial and industrial activities that provide a high level of employment. Residential development will not be provided for in business zones in these areas, except in accordance with the Central Area section of the District Plan.

Chapter Two of the Auckland Regional Policy Statement (RPS) requires councils to include a programme for the sequencing and timing of the development of population growth areas identified in Schedule 1 of the RPS.

Table 1 below sets out a schedule of priorities within the urban living communities, to provide increased capacity to cater for population growth. This is not an exhaustive list as further investigations may lead to additional urban living communities (including Intensive Corridors) being added to the list or may change the centre classification and priorities that an urban living community should have for growth.

Table 2 sets out a schedule of when work will occur within business development areas to encourage business and employment growth.

Map 1 Figure 1 Urban Living Communities shows the location of indicative study areas for the urban living communities. The actual location of higher density zones within these study areas will be determined through the liveable community plan or precinct plan process and implemented through area-specific plan changes or a new district plan.

Map 2 Figure 2 Business Development Areas shows the location of indicative study areas for the business precincts. The actual extent of the area covered by a particular business precinct plan will be determined through the business precinct planning process.

Map 3 Figure 3 Specified Growth Areas (provided for information) shows the combined effect of the urban living communities, business development areas and some of the Mixed Use zones that may become identified as Intensive Corridors in a new district plan.



TABLE 1 SCHEDULE OF URBAN LIVING COMMUNITIES

Urban Living Communities (High Density Centres)	Centre classification
High/Medium Priority Areas	
Avondale	Town centre
CBD	CBD
Ellerslie	Town Centre
Glen Innes	Town Centre
Grey Lynn	Town Centre
Mt Albert	Town Centre
Mt Wellington Quarry	Town Centre
Newmarket	Sub-regional centre
Onehunga	Town Centre
Otahuhu	Sub-regional centre
Panmure	Town centre
Point Chevalier	Town centre
Remuera	Town centre
St Lukes	Town Centre
Sylvia Park Surrounds	Sub-regional centre
Medium/Low Priority Areas	
Balmoral/Dominion	Town Centre
Mt Roskill	Town Centre
Royal Oak	Town Centre
Sandringham	Town Centre
SH20/Stoddard Rd	Town Centre

Please note that the above centres have been listed in alphabetical order only within priority.

Pending the development of a new or amended Table 1 and/or a new or amended Schedule 1A to the Auckland Regional Policy Statement urban intensification may occur in locations (other than those in Table 1 or Schedule 1A) if it

will not compromise the achievement of Policies 2.6.5.3 - 2.6.5.11 of the Auckland Regional Policy Statement.

TABLE 2 SCHEDULE OF BUSINESS DEVELOPMENT AREAS

Business Development Areas	Timing of Adoption of Business Precinct Plans
CBD	2004/05
Tamaki Edge	2004/05
Roma Rd/Stoddard Rd	2005/06
Rosebank/ Lansford Cres	2005/06
Sylvia Park/Mt Wellington/Carbine Rd	2005/06
Westfield/Otahuhu/ Mt Richmond	2006/07
South Eastern Industrial edge/Southdown/ Penrose/Ellerslie/ Harrison Rd	2006/07
Great South Rd/ Greenlane	2007/08
Morningside/St Lukes	2007/08]







