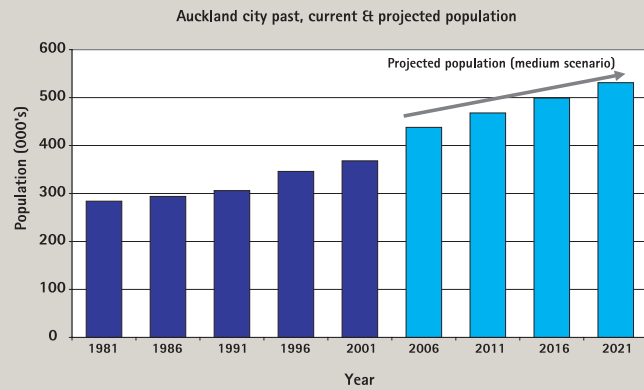


Auckland city is a magnet for the region and the nation, and the city's population is growing rapidly. On current projections, the city could gain 141,800 people over the next 20 years. That equates to about 20 new people each day. Two thirds of the city's growth is natural increase.

Auckland city's population has been growing at a steady rate over the last two decades, and Statistics New Zealand projections show that growth is not likely to slow.

This graph shows Statistics NZ estimates of high, medium and low population growth to 2021. The medium projections of an extra 141,000 people are roughly equivalent to adding a city the size of Dunedin or Hamilton.

Where will growth go?

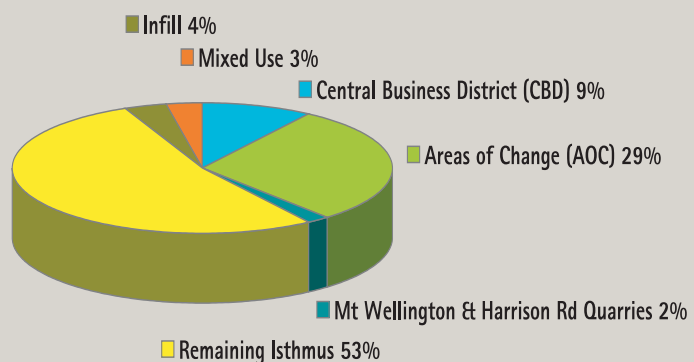


This pie chart shows where population growth in 2021 is likely to be accommodated. Over half of the isthmus (57%) will continue to grow and develop at the same rate as now (including infill sites currently allowed for in the District Plan).

The CBD is a key part of Auckland City's growth and will become a focus of economic and residential development, absorbing around 9% of projected growth in the next 20 years. The CBD strategy outlines Council's plans to revitalise the central area as a place to live, work and visit.

Areas of change will absorb about 29% of future growth. The regeneration of former business zones as mixed use areas and the redevelopment of Mt Wellington & Harrison Rd quarries will absorb another 5% of future population growth.

Proportion of Households in Isthmus by location at 2021



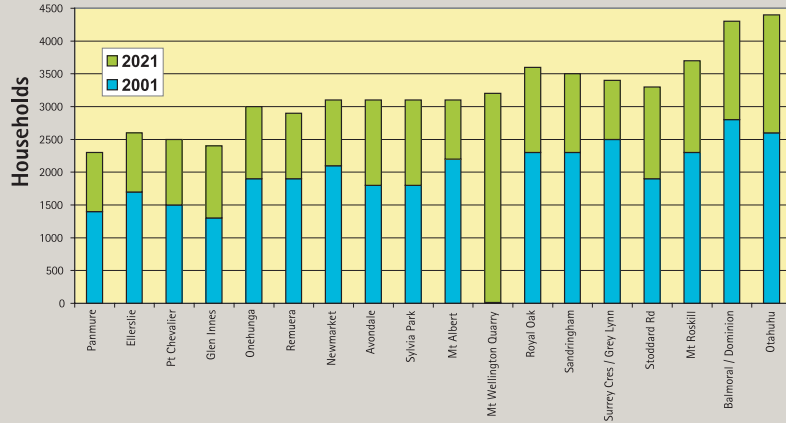
The household and population numbers have been derived from Statistics New Zealand data and revised by the Auckland Regional Council and Auckland City Council to tailor them more accurately with the identified suburban town centres (areas of change) within the Auckland Isthmus.

The calculations have taken into account the amount of developable residential land in each area of change (excluding Residential 1-4 zones). It assumes an average household size of 2.8 occupants within areas of change and 2.2 occupants in the CBD.

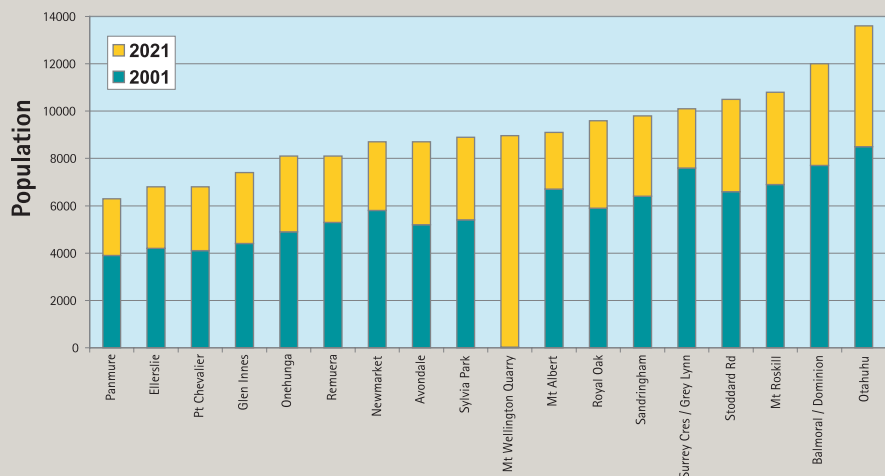
These estimates help the city plan for enough future capacity in infrastructure such as drainage, roads, open space and community facilities.

There is further capacity for population growth in the central area (CBD), new mixed use zones near town centres and land where existing zoning allows for infill housing.

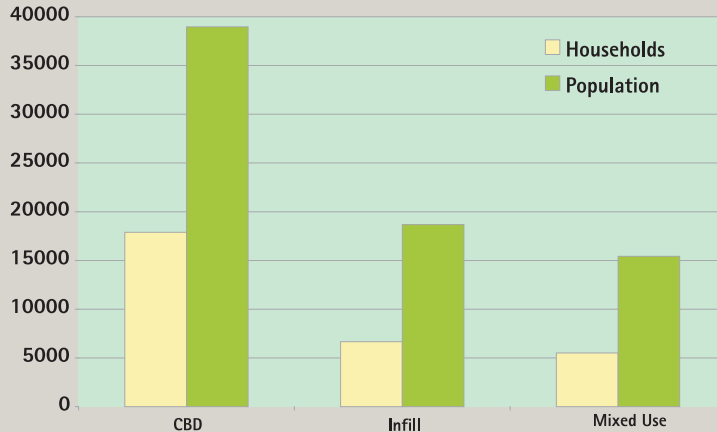
Areas of change - potential household capacity (2001 -2021)



Areas of change - potential population capacity (2001 -2021)



CBD, Infill and Mixed Use Household Et Population Capacities - 2021



When will growth happen?

Auckland City has already begun to work with some communities on planning for change and growth in their areas. In Avondale and Panmure, this has been underway for two or more years.

In Newmarket residents and businesses are currently working with the council to prepare a plan for the area's future.

Because planning for growth takes time and resources, Auckland City has prioritised when it will start working with the communities in each of Auckland's areas of change.

Areas where planning for growth has already started are called Priority 1 areas. Planning in other areas, listed as priority two, three and four centres will start as resources become available or when critical infrastructure, such as drainage, is in place.

The areas of change in Auckland and when the council is likely to start planning for growth in them are set out in the table to the right.

Areas of change	Urban living communities	Business development communities
Purpose	Mostly residential growth, mixed-use town centres	Mostly employment and commercial areas
Priority one centres Planning for growth underway or due to start in 2003 or 2004	<ul style="list-style-type: none"> ■ CBD ■ Newmarket ■ Panmure ■ Glen Innes ■ Mt Wellington quarry ■ Pt Chevalier ■ Avondale 	<ul style="list-style-type: none"> ■ CBD ■ Tamaki edge
Priority two centres Planning for growth will start as resources become available	<ul style="list-style-type: none"> ■ Remuera ■ Ellerslie ■ Sylvia Park ■ Grey Lynn ■ Otahuhu ■ Mt Albert ■ Onehunga 	<ul style="list-style-type: none"> ■ South-east industrial edge ■ Mt Wellington Highway ■ Westfield, Otahuhu ■ Morningside, St Lukes
Priority three and four centres Require infrastructure upgrades before planning can start	<ul style="list-style-type: none"> ■ Mt Roskill ■ Sandringham ■ Morningside ■ Balmoral Road, Dominion Road ■ Royal Oak ■ Stoddard Road and SH20 	<ul style="list-style-type: none"> ■ Great South Road, Greenlane ■ Penrose ■ Lansford Crescent ■ Harrison Road, Ellerslie ■ Southdown ■ Mt Richmond ■ Carbine Rd ■ SH20, Avondale south