

**Property Implications of**

**Making Auckland the most Liveable City,**

**through high quality urban intensification**

by Patrick Fontein, 5<sup>th</sup> October 2011

# 1. Introduction

- 1. Neighbourhood Growth capacity-** *metric approximation of the growth potential of 109 Auckland Precincts / neighbourhoods*
- 2. Identify development goals for accommodating growth** *over the next 10,20 and 30 years, with the target being 1 million people in total*
- 3. Objective in carrying out this work:** *“if an informed urbanist revisited Auckland in 2041 or 2051 after 30-40 years away, would they be proud of the quality of the built urban form that has been created in Auckland?”*

## 2. Key Residential Intensification Drivers

**1. Housing Cost:** *what it costs to buy a 3 bedroom detached house in a Precinct / neighbourhood*

**2. Amenity:**

- *Proximity to the coast, beaches, parks, reserves*
- *Topography of an area*
- *Urban amenity and urban built form quality*
- *Perceived safety and security issues*

**3. Accessibility**

- *Proximity to rail stations and services.*
- *Proximity to bus services and likely travel times to likely destinations.*
- *Proximity to key roading infrastructure*

**4. Intensification Opportunity**

**5. Resistance to Intensification**

- *NIMBY's, NIMFY's, NIABY's, BANANA's, CAVEmen, NIMEY's*

**6. Infrastructure Issues within Precincts**

### 3. Intensification Categories

- A: Current Greenfield subdivisions: Takanini, Silverdale, Long Bay***
- B: Intensifying Town Centres: CBD Core, CBD Frame, Newmarket, Parnell***
- C. Future Growth Major Town Centres: Takapuna, Albany, Manukau, New Lynn***
- D. Future Growth Local Town Centres: Kingsland, Browns Bay, Orewa***
- E. Slow Intensification Growth Town Centres: (low house prices, intensification not economically viable = minimal current intensification): Henderson, Avondale, Otahuhu, Mangere, Manurewa: Intervention required.***
- F: Potential High Growth Neighbourhoods: Tamaki, Orakei, Bayswater***
- G: Moderate Growth Neighbourhoods: Birkenhead, Mt Albert, East Subs***
- H: Low Growth Neighbourhoods: Glenfield, Glendene, Pakuranga***
- I: Neighbourhoods where economic intensification is difficult: Birkdale, Mt Roskill, Otara, Otahuhu, Papatoetoe, Papakura, Takanini: Intensification typologies need to be carefully considered, intervention required***
- J: Recent Subdivisions: Unsworth Heights, Wattle Downs, Massey East***

## 4. Affordability and Liveability Comments

- 1. Intensification will assist affordability within a neighbourhood*
- 2. Intensification in a neighbourhood will improve existing property values*
- 3. Releasing more Greenfield land does not necessarily improve affordability for all.*
- 4. The relationship between Liveability and Affordability*

## **5. Conclusions and recommendations on intensification issues**

- 1. All residential intensification should be urban design led***
- 2. Council needs to overhaul the planning approval process***
- 3. Continue the town centre intensification approach***
- 4. Major up-zoning within 400-800 metres of town centres***
- 5. Major up-zoning to allow further quality intensification within neighbourhoods***
- 6. Intensification zoning needs to be bold***
- 7. Politicians have to show resilience and backbone to support high quality intensification, especially when faced with substantial NIMBY resistance***
- 8. Auckland will need further Greenfield land, outside the MUL: the main emphasis should be on high quality, well designed development.***
- 9. Key neighbourhood projects can show the way: Tamaki, Bayswater, Waikaraka, Mangere Bridge***

**6. Auckland  
Council  
provided**

