

Auckland Unitary Plan

Total Development Potential, Using a Fine Grained Analysis for the Howick Ward Area

Final Report

by

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This SD4 Fine Grained Analysis review the development potential of every property within the Howick Ward

Development Capacity targets can be achieved for the Howick Ward, in the areas shown on the SD4 Maps attached

Town Centre intensification targets can be met in locations as shown in the FGA. Each TC has its own local nuances

- The Fine Grained Analysis (FGA) uses a very robust detailed property modelling method, utilising Auckland Council GIS data, to review the development potential of every property within the greater Howick Ward.
- SD4 utilises Council data, then considers improvements on each site, land values, property parcel size, existing density of dwellings to extensively model the likelihood that each property will be redeveloped within a 30 year timeframe
- The SD4 modelling has been extensively peer reviewed and is technically robust
- SD4 has used the most recent Unitary Plan draft rules for it's analysis
- SD4 provided outline development capacity target numbers in Dec 2011 for the Howick Ward. This latest detailed FGA Report for the Howick Ward area shows that the development capacity targets are achievable.
- This FGA highlights a further 12,432 residences could be provided within existing urban areas, and 13,443 within greenfield locations.
- The SD4 proposed development areas will provide good quality residential intensification, whilst maintaining community character in earlier settled areas.
- The Howick Ward has 1 Principal Centre (Botany) and 4 Town Centres (Pakuranga, Howick, Highland Park and Flat Bush / Ormiston).
- This FGA Report has closely considered the development potential of each Town Centre, and provided a capacity analysis.
- Pakuranga has substantial opportunity, with AMETI as the Catalyst. Highland Park needs master-planning. There is only minimal merit in intensifying Howick. Botany is dependant on it's retail owners. Ormiston is being extensively planned

The FGA uses a robust approach, to review the development potential of areas in the Howick Ward

The FGA consider the development potential of neighbourhoods, from an individual parcel level

SD4's capacity analysis uses AC's latest Unitary Plan proposed zones and rules, with slight changes

- Council's Auckland Plan team commissioned the initial SD4 FGA modelling in 2011. The results were peer reviewed by Essentia Consulting and endorsed by the Property Council. This latest SD4 FGA analysis has been commissioned by the Howick Local Board of Auckland Council.
- The FGA development capacity modelling methods have been created by SD4 in 2011 with AC, and use the AC GIS Computer System for base data for every property in Auckland. The GIS system then models all the SD4 professional judgements to produce results on Colour Maps of the regions being analysed.
- The FGA uses Meshblock (MB) data from the latest 2011 Council Valuations and used 2006 Census dwelling numbers and 2006 population figures.
- Further info included the residential area, business area, rural area and open space per meshblock, allowing a calculation for net developable area per MB.
- The development potential of every property parcel is considered using the 30 year Auckland Plan timeframe; i.e. *“what is the likelihood of development of every Auckland property, and to what likely scale of development?”*
- The development potential mapping uses AC's recent *preliminary* “Working Draft” Unitary Plan zones and rules (highlighted in following pages), and applies these to each MB considered.
- SD4 provides comments on these preliminary rules and the impacts they will have on development potential, in later pages. Small changes to rules can and will have a dramatic impact on development potential and thus neighbourhoods.

1. Improvement value v. Capital value is the biggest factor, maths $= (1 - IV/CV)$

- The biggest determiner of a site's development potential, is the value of the site's improvements (IV), relative to the site's capital value (CV)
- Capital Value (CV) = Land Value (LV) + Improvements Value (IV). A developer purchases Land and the more improvements value on each site, the harder a site is to develop: *"the IV is the amount to go back, before going forward"*
- The formula is $1 - IV/CV$. This was then **scaled** relative to the other 3 factors

2. Parcel size is important: the bigger the site area, the easier to develop to scale.

- Large sites can be developed easily. Developers are attracted to large sites Conversely small sites have to be aggregated to develop to scale. When aggregating gets "too hard", ie dealing with 3-20 owners, developers shy away
- A site size of 700 m² was considered "neutral", smaller sites scored negatively and bigger sites were adjusted on a positive scale, again a complex maths polygon that was validated on many sites

3. The number of existing dwellings or units on a site is also important

- When a site has no site dwellings, the "value" for the existing owner is minimal and development is most likely. 1 dwelling is ok and then needs to be removed for re-development. 2 dwellings gets harder. When there are 10+ dwellings=hard
- A detailed maths formula was created to model no-few-many dwellings/site etc

4. The final factor is relative Land Value, assimilating sales likelihood

- Land Value (LV/m²) is the main determinant of market attractiveness to an area.
- Selling new houses / apartments in low LV areas is very difficult, eg Taumaranui
- Relative LV's within site to street to neighbourhood affect development potential
- A detailed formula was created for relative LV's per parcel, but with lower rating.

1. The maximum extra dwellings able to be developed in each meshblock

- This starts with the basic equation of Net MB area x maximum Net R value less the existing dwellings already within the meshblock (ie demolish every house and then replace with a new development to the maximum allowed).
- An initial reduction is made for site rounding down (zoning allows 3.63 units = 3)
- A further reduction is made for the amount of sites already highly developed and contour or site shape issues within that particular MB

2. The likely capacity utilisation of property owners who chose to redevelop (excl refurbishments)

- This considers the likelihood of owners developing to the maximum available density of that site. Ie the new zoning rules allow 10 dwellings, however the developer believes that 6 dwellings on that site would suit better.
- The results are mainly varied depending on zoning suggested and the level of existing improvement value already on site. In areas of higher IV, it will take a fairly substantial new development to merit removing the existing improvements

3. The development chance of properties within each meshblock over the next 30 years.

- This considers the likelihood that a particular site within a MB will be redeveloped (to a changed density) within the next 30 years.
- Sites that have no or minimal improvements have high redevelopment potential
- Sites that already have substantial improvements (ie higher IV) are less likely to be redeveloped. The site parcel size is also a factor here.
- The maximum extra dwelling potential of each MB were multiplied by the likely capacity utilisation (a %) and then multiplied again by the development chance of each property (a %) to provide a total extra dwellings in the next 30 years.

The above constraints mean only 20-50% of technically capable intensification potential will actually be developed, Council therefore has to up-zone for 250-400% of the actual dwelling unit numbers desired

Code	Zone	Site Size	Resid. Density Net (R)	Max Height (m)	Level	Site Cov	Permeability	Front Yard	Side Yard	Resid Pvt OpenS	N Boundary	E-W Bound	S Boundary
CR	Coastal and Rural	750-1500+	6-12	8.5	2	20-35%	NA	5m	3m	80m ²	2m 55°	2m 45°	2m 35°
LL	Large Lot Resident.	2500+	< 4	8.5	2	10%	NA	10m	6m	80m ²	2m 55°	2m 45°	2m 35°
S	Single House	500+	< 16	8.5	2	35%	40%	3m	1m	80m ²	2m 55°	2m 45°	2m 35°
Mix	Mixed Typology Hs	400-1500+	20-50	8.5	2	35%	40%	3m	1m	80m ²	2m 55°	2m 45°	2m 35°
TA	Terrace & Apartment	1500+	30-100	15-21	4-6	60%	25%	3m	1m	6-10m ²	3.6m, 1m in 75°, 6.6m 45°		
NC	Neighbourhood Cen	NA	1 / site	12	3	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
LC	Local Centre	NA	50-125	15	4	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
TC	Town Centre	NA	75-175	15-30	4-8	100%	0%	0m	0-3m	6-10m ²	Setbacks required for Lev4 upwards		
MC	Metropolitan Centre	NA	125-300	60	18	100%	0%	0m	0-3m	6-10m ²	Setbacks required for Lev 4 and further from Lev 8		
CC	City Centre	NA	150-500	No Limits	10+	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
MUR	Mixed Use Resident.	NA	75-150	15-22	4-6	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
MUB	Mixed Use Business	NA	??	15-22	4-6	100%	0%	0m	0-3m	6-10m ²	None, except adjoining other zoned areas		
BusP	Business Park	NA	0	18.5	5	60%	40%	3m	0-5m	NA	None, except adjoining other zoned areas		
LI	Light Industry	NA	0	10-20	3	100%	0%	7.5m	0-5m	NA	None, except adjoining other zoned areas		
HI	Heavy Industry	NA	0	10-20	4	100%	0%	7.5m	0-5m	NA	None, except adjoining other zoned areas		

Rules accepted by SD4 in green; Rules in orange SD4 has concern; Red is SD4 disagrees*

* See detailed comments on following page

SD4 is broadly supportive of the Unitary Plan Rules; although it is still too focused on town centre intensification.

There is market demand for town centre apartments, but only in areas which offer safety and security and where stand alone housing nearby is too expensive

To achieve the intensification targets set by AC, development will need to be far more widespread than town centre apartments

- Many of the proposed Zones and Rules will simplify development controls and provide certainty to all stakeholders.
- Within urban residential areas there are effectively only 3 zones: single house, mixed typology and Terrace / Apartment. This simplicity is supported.
- The Unitary Plan envisages most intensification to occur in town centres; This will not produce sufficient dwelling numbers to meet 70% intensification targets
- There is market demand for town centre apartments, but only with the following:
 - *Occupiers of town centre apartments must feel **safe** and **secure** in the streetscape immediately adjoining. Many town centre streets are not safe and secure. Until they are, it is unrealistic to assume any town centre development*
 - *Town Centre development is only viable when apartments are more affordable than a 3 bed stand alone house in the vicinity. An 80m² 2 bed apartment will cost a minimum of \$400,000 to complete, therefore nearby 3 bed houses have to cost more than \$400k, to make town centre apartments market viable.*
 - *The Howick Ward presents good town centre development opportunities*
- Medium density housing in the Howick Ward will likely come from terrace houses and duplexes in widespread areas, and some town centre apartments.
- Mixed typology housing does have the potential to dramatically improve the volume of affordable housing, but this will be totally dependant on widespread application of the mixed typology zoning, across most areas within Auckland.
- Mixed typology housing will have almost zero impact at 35% site coverage. This will need to increase to 50-60% to achieve affordability and capacity targets. Without this, targets for intensification will not be met, affordability will get worse, which will eventually lead to future Councils opening up more greenfield land.

Below we summarise the main findings of each of the FGA neighbourhoods. These are reported in greater detail on the next two pages.

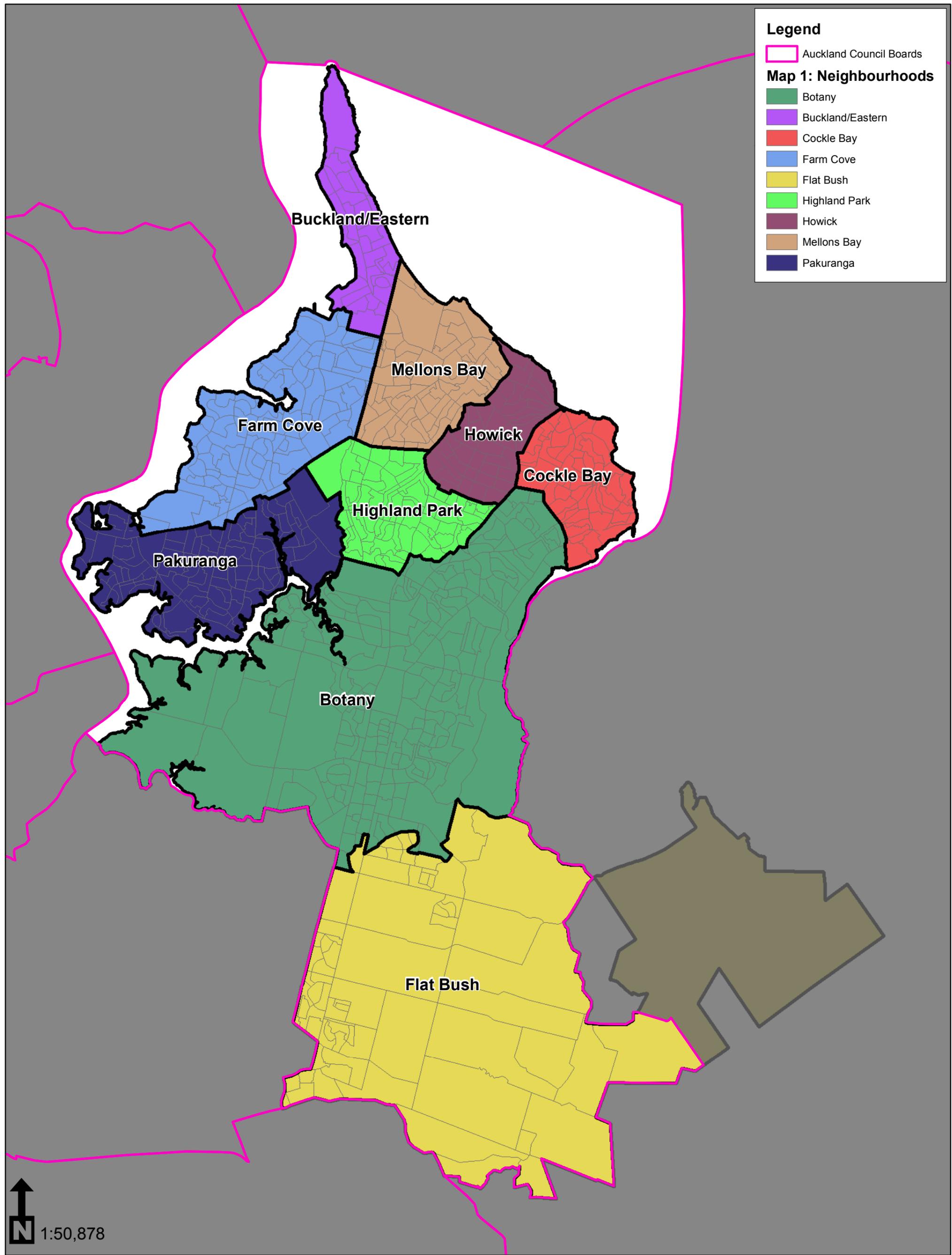
- **Bucklands - Eastern Beaches:** good intensification opportunity in existing urban areas
- **Mellons Bay:** Some intensification opportunity in areas west and south of Bleakhouse Bay Rd
- **Howick:** Minimal merit in intensifying north of Howick Village, some opportunity to south
- **Cockle Bay:** Minimal intensification due to contour and transport accessibility constraints
- **Farm Cove:** Good market attractiveness, some redevelopment in next 15-30 years
- **Pakuranga:** AMETI the catalyst to major Pakuranga upgrade and residential intensification
- **Highland Park:** Master-planning required to facilitate town centre development in 20-30 years
- **Botany:** Principal Centre development dependant on retail owners, continued greenfield
- **Flat Bush:** Master-planning coming to fruition. Strong control required on urban amenity quality

Neighbourhood	Existing Housing Improvements	Town Centre Opportunities	Out of Centre Opportunities	SD4 Concluding Comments
Buckland - Eastern	<i>This area has had early coastal development, which was then followed by further infill. Many of the better sites have been intensified further during the last twenty years</i>	<i>The Bucklands-Eastern area has some smaller neighbourhood centres. SD4 does not propose intensifying these areas any more than the mixed typology housing nearby.</i>	<i>This neighbourhood is highly market attractive. With very strong urban design guidelines, this neighbourhood can continue it's recent intensification and blossom into a medium density high quality neighbourhood</i>	<i>Bucklands Beach and the Eastern beaches have already had substantial intensification. With strong urban design controls and using the proposed mixed housing typology zoning, this area could provide a further 1,500-2,000 quality dwellings in the next 30-40 years. Musick Point is a jewel and should stay development free.</i>
Mellons Bay	<i>This neighbourhood consists of all of the area east of McLeans Park and west of the Howick neighbourhood. Some of the houses are older, although many are more recent larger houses.</i>	<i>There is no real town centre in Mellons Bay, so no development opportunity.</i>	<i>This area is highly market attractive. SD4 does not believe there is sufficient capacity benefit in changing the previous Res7 zoning to mixed Typology. There's some intensification opportunities, using the mixed typology zoning, west and south of Bleakhouse Rd.</i>	<i>Mellons Bay is a very attractive area to the west of the Howick area. SD4 does not see sufficient intensification merit in changing the Res7 previous zoning, to the mixed typology zoning. With high quality urban design the areas to the west and south of Bleakhouse Rd could be intensified, although the overall density in these areas will still be very modest.</i>
Howick	<i>Howick is one of the early Fencibles settlement areas, and a distinct rural Village of early Auckland. There are many existing older houses, although there has been substantial more recent infill.</i>	<i>The Howick Village is a very attractive town centre. There is further intensification opportunity within and to the South of the town centre. SD4 does not see sufficient benefit in intensifying existing Res7 areas to the North of the Village.</i>	<i>Howick is very market attractive. SD4 does not believe there is sufficient capacity benefit in changing the previous Res7 zoning to mixed Typology. There's good intensification opportunities, using the mixed typology zoning, south of the town centre</i>	<i>There will be huge community resistance to intensification within the previously classified Res7 zoned areas. Howick has poor transport accessibility and many of the Res7 areas have substantial contour challenges, therefore the merits of intensifying this area viz community resistance, means there is minimal benefit to be gained in upzoning the Res7 areas.</i>
Cockle Bay	<i>The Cockle Bay neighbourhood had original older houses, which have been infilled (to a still lowish density) with more recent dwellings. The areas on the eastern coast are quite low density with a rural character.</i>	<i>There is no real town centre in Cockle Bay, so no development opportunity.</i>	<i>The Cockle Bay area has many larger sites, coastal sites have contour challenges. Some further infill opportunities are possible, although with the area's poor transport accesibility, the existing Res7 zone should remain</i>	<i>Cockle Bay has had very gradual residential development during the twentieth century. Much of the area has contour challenges and poor transport accesibility. SD4 does not see sufficient merit in changing the existing Res7 zoning to Mixed. Most of this neighbourhood should thus maintain the Single House zone</i>
Farm Cove	<i>Farm Cove is the area north of St Kentigern College to the Half Moon Bay Marina. The earlier areas were developed from the 1950's-60's, although there are more recent subdivisions with houses less than 10 years old</i>	<i>The Farm Cove area has some smaller neighbourhood centres. SD4 does not propose intensifying these areas any more than the mixed typology housing nearby</i>	<i>Farm Cove is highly market attractive. There are good intensification opportunities, utilising the Mixed Typology zoning, although mostly in the earlier developed areas.</i>	<i>Farm Cove is very market attractive and has better transport accesibility than the suburbs further north and north-east. The earlier developed areas have intensification merit, although most of this intensification will likely be in the later decades of this Auckland Plan, ie in 15-30 years time.</i>

Neighbourhood	Existing Housing Improvements	Town Centre Opportunities	Out of Centre Opportunities	SD4 Concluding Comments
Pakuranga	<i>Pakuranga has varied housing form, mostly developed during the 1960'-70's. Most of the housing within this neighbourhood is of relatively low-average quality.</i>	<i>The Pakuranga Town Centre is immediately adjacent to the AMETI corridor. SD4 has seen preliminary Council town centre intensification concepts, and is supportive of substantial re-development of large areas near the centre</i>	<i>Much of the Pakuranga neighbourhood has low to average housing quality, relatively to other housing within the Howick Ward. Using good urban design guidelines, quality intensification within the mixed typology zone should provide a good volume of further housing.</i>	<i>The areas adjoining the Pakuranga Town Centre should be master-planned to facilitate a high quality medium density Precinct. Close proximity to the Coast should be enhanced with stronger green connections and an extension of the Rotary Walkway.</i>
Highland Park	<i>The Highland Park area has been developed in the 1960's-1990's, and is generally a newer form of development than Pakuranga. The newer housing is on smaller sites, with houses generally larger.</i>	<i>The Highland Park shopping area provides a reasonable town centre intensification opportunity. Master-planning will need to consider how to create an attractive town centre, as the existing town centre has only modest residential appeal</i>	<i>There is intensification opportunity within the mixed typology area near the Highland Park Town Centre, although there is only minimal intensification opportunity in the more recently developed areas</i>	<i>With good master-planning (similar to that conducted by Council for Pakuranga Town Centre), Highland Park could be developed into an attractive town centre, including medium density residential. The timing for the intensification will likely be in the later years of the Auckland Plan, ie in 20-30 years time.</i>
Botany	<i>The Botany area includes all the residential areas developed since the 1980's, and throughout the last twenty years through Dannemora and further south since. The houses have in recent times become larger, but on smaller sites</i>	<i>Botany will be developed into a Principal Centre within the new Auckland Plan. There are good medium-high density residential development opportunities, although these will be totally dependant on the desire to carry this out by the large retail property owners.</i>	<i>There are further greenfield development opportunities within Botany, already identified in previous Structure Plans. There is likely to be very low opportunities to intensify residential areas that have been developed since the 1980's, as the sites have become smaller, and houses larger, meaning the site IV/LV is too high for redevelopment.</i>	<i>Residential intensification of the Botany Town Centre will be highly dependant on the willingness of the retail property owners to include residential intensification on their retail land holdings. There will be a continuation of the greenfield housing development to complete this neighbourhood. There will be almost no redevelopment of houses within this neighbourhood, as the existing stock is too new.</i>
Flat Bush	<i>Flat Bush / Ormiston is the most recent development area within South Auckland, with almost all housing having been provided since 2000. The new houses are on smaller sites, with some terrace and apartment development close to the Ormiston Town Centre</i>	<i>The Ormiston Town Centre has been in the Planning stages for the last 15 years. Tood Group are promoting a retail focused town centre. Council should ensure sufficient high density residential land is retained on the town centre fringe</i>	<i>There are substantial greenfield development opportunities within the Flat Bush neighbourhood. Much of the new residential is of a medium density format, Council should take caution to ensure high quality urban design outcomes are provided. No re-development opportunities are envisaged in the next 30 years</i>	<i>Flat Bush / Ormiston has been subject to substantial Manukau City Council planning guidance during the last 15 years. Council needs to take great caution during the next wave of development within the next 10 years, to ensure the sought after urban amenity outcomes are provided.</i>

Review detailed Plans of:

- 1. Index Map showing neighbourhood boundary locations**
- 2. SD4 Assumed Zones for Howick**
- 3. SD4 Residential Capacity per MB (Number of extra dwellings).**
- 4. SD4 Assessed Development Chance (% by MB)**
- 5. New Net Density for each MB (DU / Hect or “R”)**
- 6. Net Density % Increase per MB**



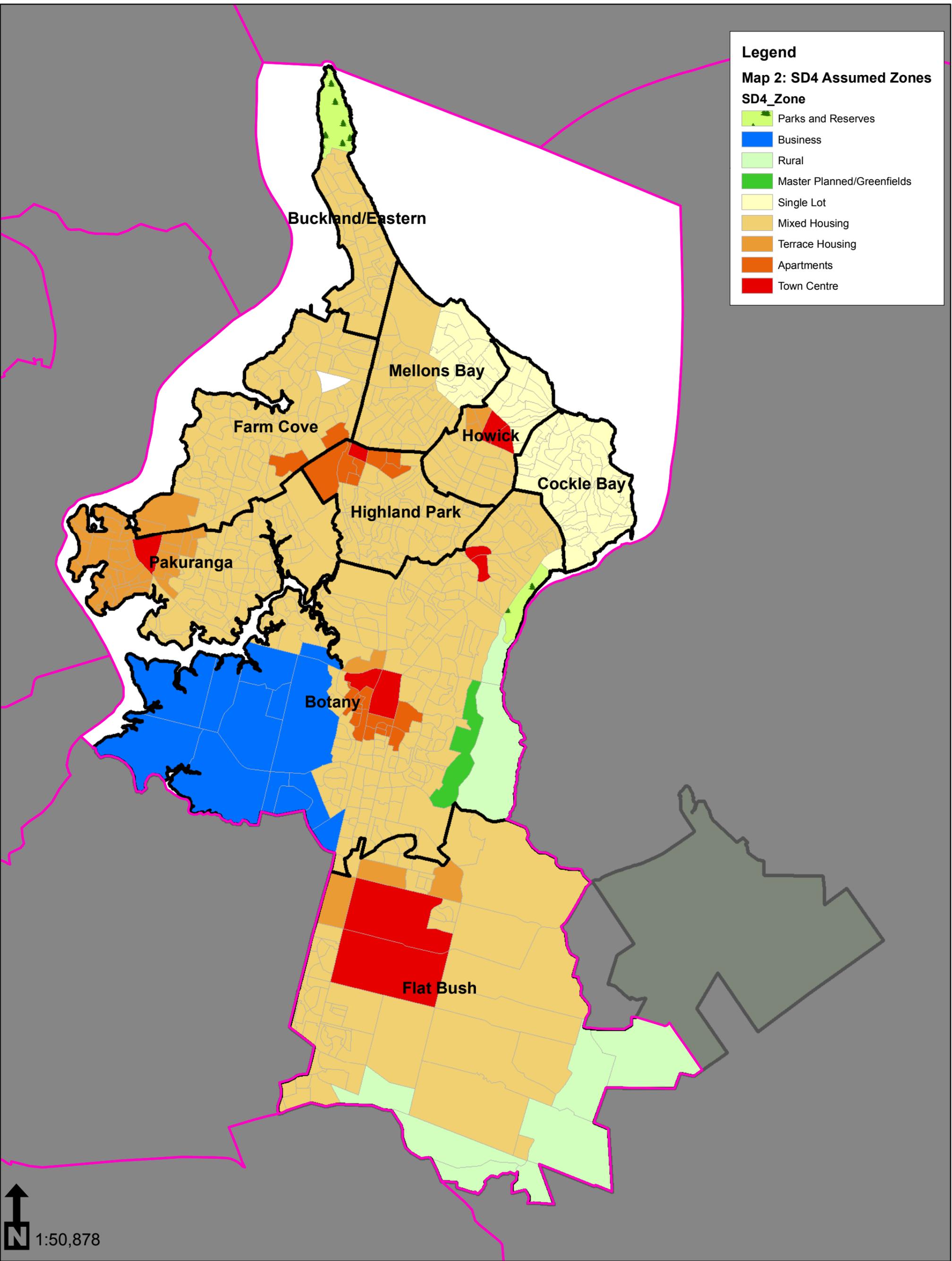
Howick Local Board
 SD4 FGA Assessment - MB Level Results (DRAFT)
 Map 1: SD4 Neighbourhoods

Legend

Map 2: SD4 Assumed Zones

SD4_Zone

- Parks and Reserves
- Business
- Rural
- Master Planned/Greenfields
- Single Lot
- Mixed Housing
- Terrace Housing
- Apartments
- Town Centre



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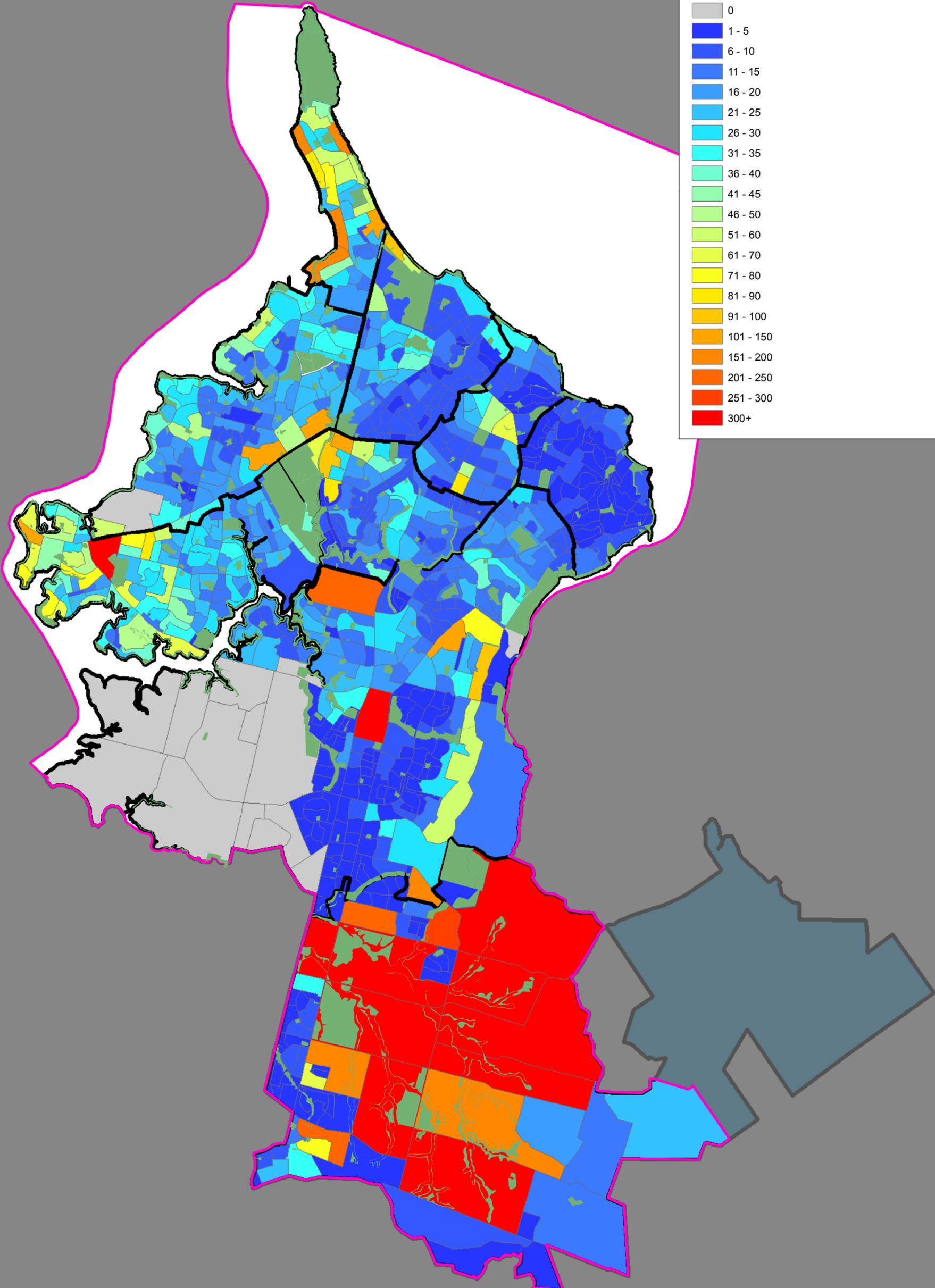
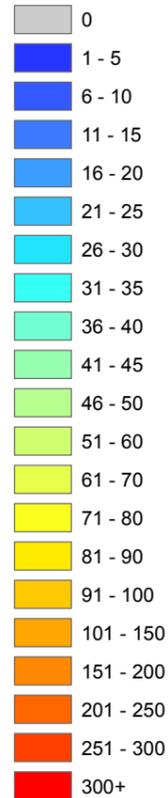
Howick Local Board
 SD4 FGA Assessment - MB Level Results (DRAFT)
 Map 2: SD4 Assumed Zones for Howick Local Board



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Legend

Map 3: SD4 Residential Capacity per MB (DU)




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Howick Local Board

SD4 FGA Assessment - MB Level Results (DRAFT)

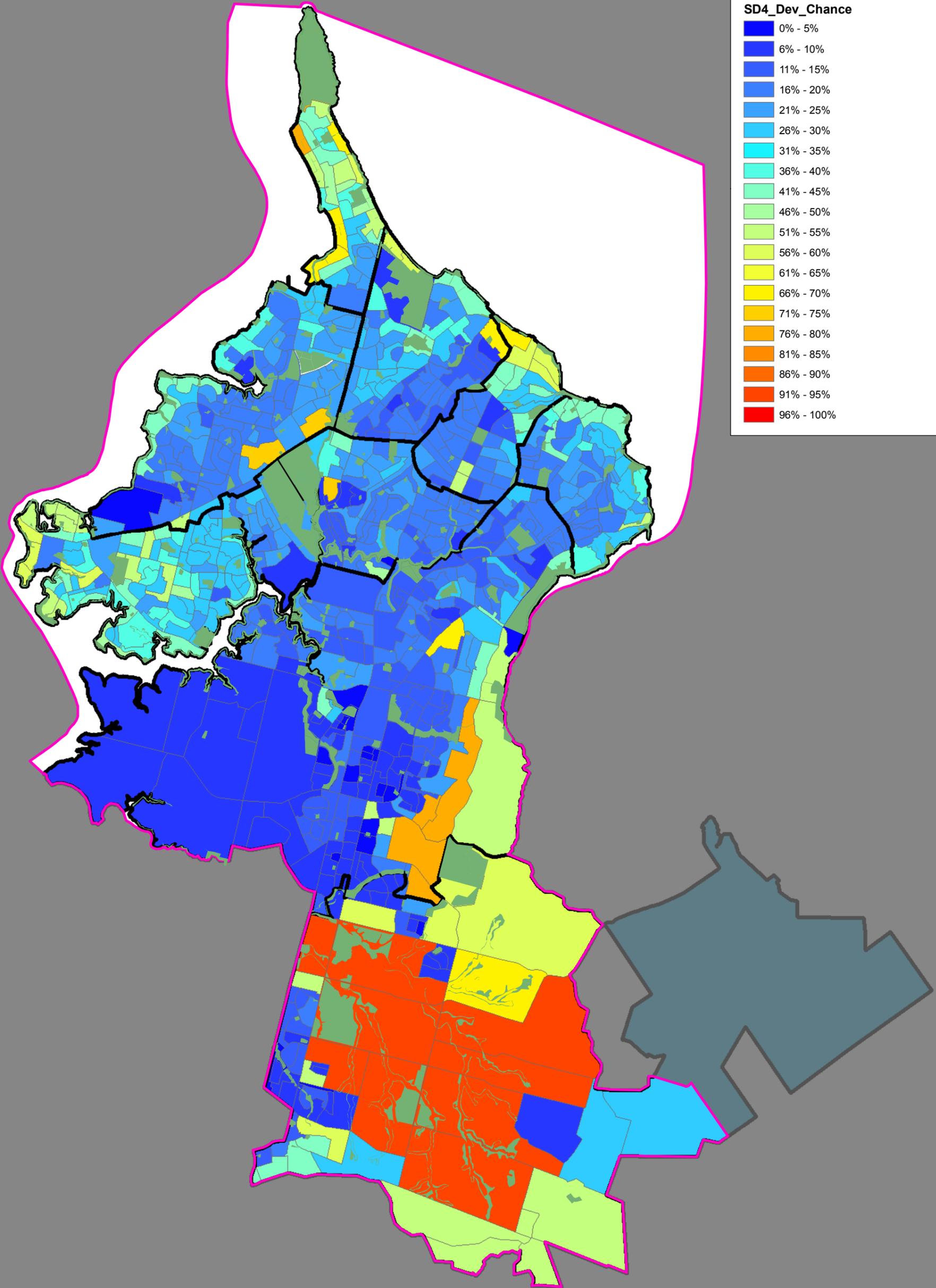
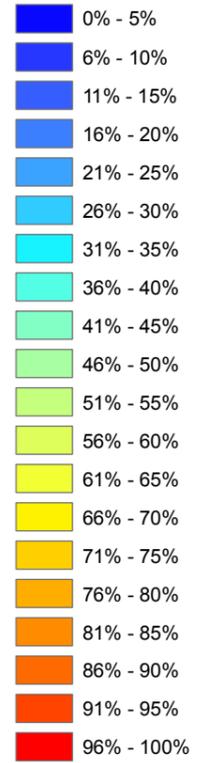
Map 3: SD4 Residential Capacity per MB (Number of additional Dwellings)



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Map 4: SD4 Development Chance (%)

SD4_Dev_Chance



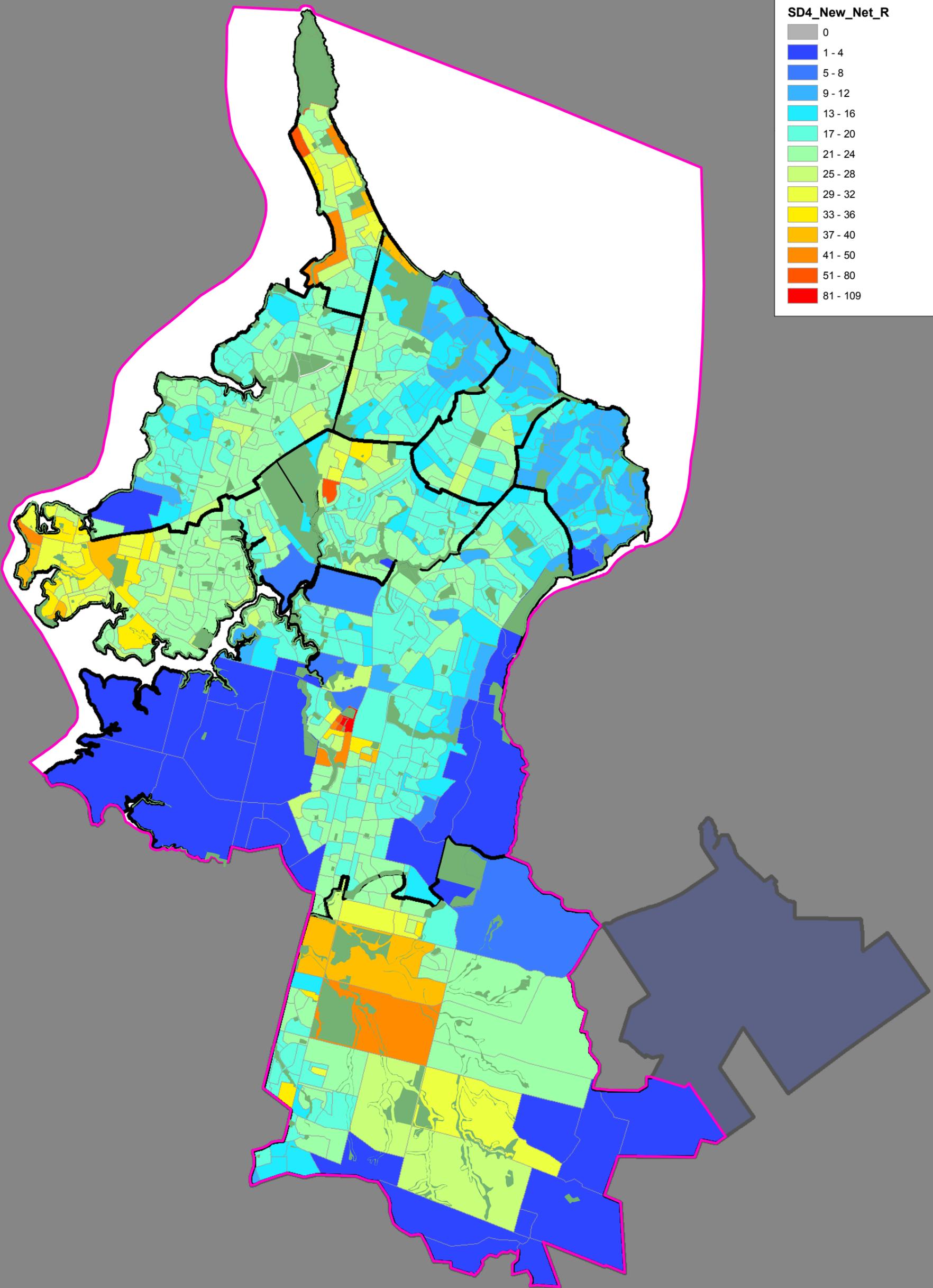
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Map 5: SD4 New Net R (DU/ha)

SD4_New_Net_R

0
1 - 4
5 - 8
9 - 12
13 - 16
17 - 20
21 - 24
25 - 28
29 - 32
33 - 36
37 - 40
41 - 50
51 - 80
81 - 109



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 SD4 FGA Assessment - MB Level Results (DRAFT)
 Map 5: SD4 New Net Density for each MB (DU/ha or 'R')

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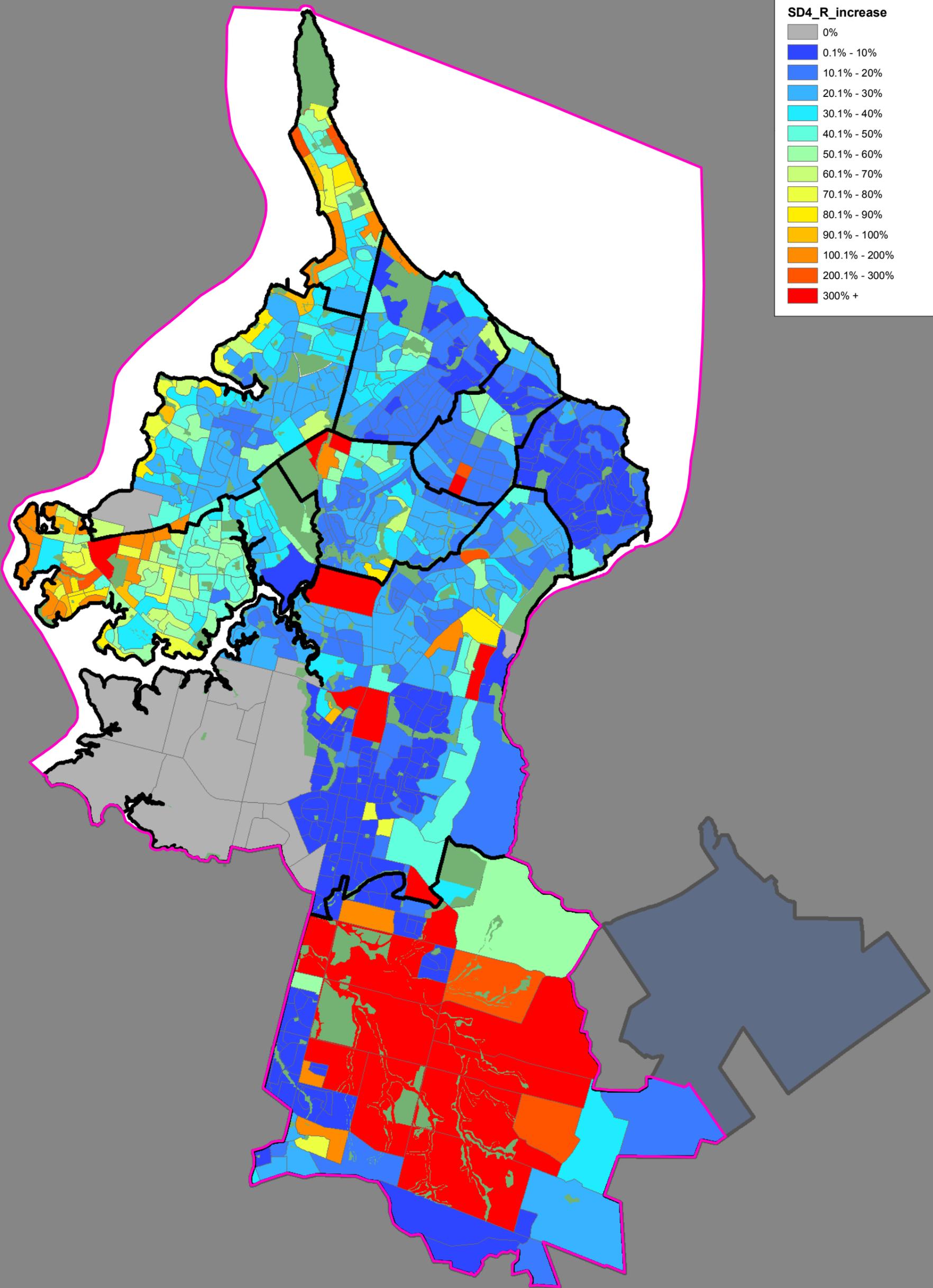
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Map 6: SD4 Net R Increase (%)

SD4_R_increase

- 0%
- 0.1% - 10%
- 10.1% - 20%
- 20.1% - 30%
- 30.1% - 40%
- 40.1% - 50%
- 50.1% - 60%
- 60.1% - 70%
- 70.1% - 80%
- 80.1% - 90%
- 90.1% - 100%
- 100.1% - 200%
- 200.1% - 300%
- 300% +



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Howick Local Board
 SD4 FGA Assessment - MB Level Results (DRAFT)
 Map 6: Net R % Increase per MB

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