




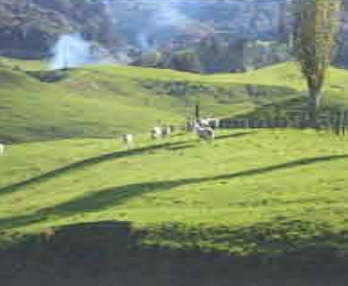





Draft List of Area Planning Environments




Environment	Pictorial Example [Need to update all to Council owned images]	Growth / Form	Natural Resources	Values	Networks	Land Use	Built Form
All residential environments	Elements common to all residential environments		<p>Air: All residential areas have a good level of air quality to ensure healthy residential environments.</p> <p>Land: Natural contours are maintained and impacts on erosion, land stability and inundation are minimised.</p> <p>Water: High water quality. Reticulated stormwater system Low impact design incorporated into new developments. Residential activities and development maintains the quality of existing waterways.</p>	<p>Cultural and Community: The provision of a range of housing typologies across the region, to meet the needs for different demographic groups and housing preferences.</p>	<p>Energy: Dependable electricity supply.</p> <p>Infrastructure Provision: Reticulated wastewater, water supply and stormwater networks. Good access to social infrastructure.</p>		<p>Design Quality: High level of design quality across all of the residential environments, including incorporation of sustainable design principles. Buildings respond well to their context and enhance streetscapes.</p>
Single dwelling		<p>Outcome Description: Single, predominantly detached, dwellings on residential sites.</p> <p>Location: Suburban areas across the region.</p> <p>Intensity: Low- Medium</p>		<p>Ecological: Not distinctive.</p> <p>Landscape: Not distinctive.</p> <p>Cultural and Community: Provides opportunities for single family living on individual sites.</p>	<p>Access: Serviced by public transport and has good connections to key road networks. Car parking is provided on site.</p>	<p>Primary Activities: Residential</p> <p>Secondary Activities: Some local services such as kindergartens, along with provision for some small-scale home occupations.</p>	<p>Building Types: 1-2 storeys. A variety of building types and sizes, including single detached dwellings, duplexes, townhouses and divided houses.</p> <p>Site Characteristics: Varied site sizes and amount of building coverage. Dwellings are typically set back from street boundaries. Private open space is provided for each dwelling. Individual access or shared driveways.</p>
Low rise apartments and terraces		<p>Outcome Description: Low rise apartments and terraced housing.</p> <p>Location: In close proximity to local and town centres, passenger transport nodes and corridors, open space and community facilities.</p> <p>Intensity: Medium</p>		<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Cultural and Community: Provides opportunities for people to live close to centres.</p>	<p>Access: Very well serviced by public transport, and in close proximity to public transport nodes. Good connections to key road networks. Parking is often provided in a communal area on the site, integrated with the residential buildings.</p> <p>Infrastructure Provision: Very well serviced by physical and social</p>	<p>Primary Activities: Residential</p> <p>Secondary Activities: Some local services such as kindergartens, along with provision for some small scale home occupations</p>	<p>Building Types: Attached dwellings (terraces) or multi-unit apartment buildings, between 2 and 4 storeys.</p> <p>Design Quality: Provides a range of apartment sizes and there are minimum apartment sizes. High quality landscaping, including within the street environment and shared areas.</p> <p>Site Characteristics: Car parking areas are located</p>


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					infrastructure, which is of sufficient capacity and quality to provide for growth.		behind street fronting buildings, or below ground. Private open space is provided for each unit, either at ground floor or as balconies. Communal facilities and/or open space may also be provided. Separate or shared pedestrian and vehicular access
Medium rise apartments		<p>Outcome Description: Medium rise apartments.</p> <p>Location: On the periphery of the city centre, metropolitan and some town centres. In close proximity to passenger transport nodes and corridors, open space, community facilities and employment opportunities.</p> <p>Intensity: Medium-High</p> <p>[Decision required: Keep medium rise and high rise as separate environments or identify different height ranges as overlays (similar to decision around single dwelling environments)]</p>		<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Cultural and Community: Provides opportunities for people to live within centres.</p>	<p>Access: Excellent access to public transport and public transport nodes. Limited parking is provided, and is located within the building complex.</p> <p>Infrastructure Provision: Excellent physical and social infrastructure, which is of sufficient capacity and quality to provide for growth.</p>	<p>Primary Activities: Residential.</p> <p>Secondary Activities: Some active uses (such as neighbourhood shops, cafes) provided at street level within apartment buildings.</p>	<p>Building Types: Apartment buildings between 5 and 8 storeys.</p> <p>Design Quality: Provides a range of apartment sizes and there are minimum apartment sizes. High quality landscaping, including within the street environment and shared areas. Balconies provide private open spaces.</p> <p>Site Characteristics: Provides landscaped open space areas, recreation facilities, communal foyers and areas for parking, rubbish collection and servicing.</p>
High rise apartments		<p>Outcome Description: High-rise apartments.</p> <p>Location: On the periphery of the city centre and metropolitan centres. In close proximity to passenger transport nodes and corridors, open space, community facilities and employment opportunities.</p> <p>Intensity: High</p> <p>[Decision required: Keep medium rise and high rise as separate environments or identify different height ranges as overlays (similar to decision around single dwelling environments)]</p>		<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Cultural and Community: Provides opportunities for people to live within centres.</p>	<p>Access: Excellent access to public transport and public transport nodes. Limited parking is provided, and is located within the building complex.</p> <p>Infrastructure Provision: Excellent physical and social infrastructure, which is of sufficient capacity and quality to provide for growth.</p>	<p>Primary Activities: Residential.</p> <p>Secondary Activities: Some active uses (such as neighbourhood shops, cafes) provided at street level within apartment buildings.</p>	<p>Building Types: Apartment buildings with 9 or more storeys.</p> <p>Design Quality: Provides a range of apartment sizes and there are minimum apartment sizes. High quality landscaping, including within the street environment and shared areas. Balconies provide private open spaces.</p> <p>Site Characteristics: Provides landscaped open space areas, recreation facilities, communal foyers and areas for parking, rubbish collection and servicing.</p>


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Papakainga		<p>Outcome Description: Communally owned residential village. Provides for a mix of activities to enable them to function as centres of cultural, social and economic activities.</p> <p>Location: Varied urban and rural locations including:</p> <ul style="list-style-type: none"> - Maori land (administered under Te Ture Whenua Land Act) - Treaty Settlement land (land returned through the Treaty Settlement process) - Other land within the region (could be owned by Housing New Zealand Corporation or public/private partnerships) <p>Lot Sizes and Intensity: Not distinctive- can encompass the full range depending on location.</p>	<p>Air, Land, Water: Reflects Maori values relating to sustainability and natural resources.</p>	<p>Ecological: Reflects Maori values relating to ecological protection and enhancement.</p> <p>Cultural and Community: Provides for communal living and traditional land uses including food gathering and shared gardens.</p>	<p>Access: Not distinctive- can encompass the full range of accessibility depending on location.</p> <p>Infrastructure Provision: Includes options for communal infrastructure.</p>	<p>Primary Activities: Residential and community activities including marae, kohanga reo, community gardens and economic activities (these may serve a wider population than Maori residents)</p>	<p>Building Types: Varied housing types depending on location and activity mix. A mix of individual and communal buildings.</p> <p>Design Quality: Incorporates Maori values relating to sustainability and urban design</p> <p>Site Characteristics: Layout will vary depending on location and activity mix. Sites are master planned and incorporate Maori values relating to urban design.</p>
Rural Production		<p>Outcome Description: A productive rural economy focussed on environmentally sensitive/responsive pastoral farming and forestry that provides primary produce and other rural services to the Auckland region and beyond.</p> <p>Location: On periphery of region.</p> <p>Lot Sizes and Built Density: Low built density. High proportion of large scale (extensive) rural lots.</p>	<p>Air: Overall high quality with temporary or localised intrusions from primary production, processing activities and home heating.</p> <p>Land: Stable and productive land with high quality, inter-connected natural areas (terrestrial and aquatic).</p> <p>Water: Rivers and streams with high quality in-stream values and water quality. Water is available for primary production and domestic use.</p>	<p>Ecological: There are more ecological corridors along riparian margins. Remaining areas of indigenous vegetation are healthy and protected.</p> <p>Landscape: The rural landscape character has been retained. Outstanding natural landscapes have retained their high levels of naturalness.</p> <p>Cultural and Community: Relatively limited range of local services. Local services are mostly located in rural settlements. Strongly supported by local communities.</p>	<p>Roading and Access: Roads are safe and adequate to support rural production.</p> <p>Utilities: Water supply and wastewater treatment and disposal are principally on site. Telecommunications infrastructure serves rural production areas well. Corridors for nationally and regionally significant infrastructure are secured.</p> <p>Energy: Sites suitable for renewable electricity generation have been identified and secured. Buildings are more energy efficient.</p>	<p>Primary Production Activities: including pastoral farming, horticulture, forestry and quarrying are economically and environmentally sustainable e.g. reverse sensitivity managed, no fragmentation of lots, minimal countryside living. Primary production operates without significant regulatory intervention.</p> <p>Secondary Activities: Rural services that support primary production.</p>	<p>Building Types: Buildings support primary production activities. Stand alone dwellings, barns, implement sheds etc.</p> <p>Design Quality: Non-residential buildings relate to primary production activities.</p> <p>Site Characteristics: Dwellings and accessory buildings are sensitively sited on the land.</p>


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Mixed Rural Production		<p>Outcome Description: A productive rural economy includes environmentally sensitive/responsive pastoral farming, forestry and intensive horticulture that provide primary produce and other rural services such as processing of primary produce to the Auckland region and beyond.</p> <p>Location: On periphery of the urban area.</p> <p>Lot Sizes and Built Density: Moderate built density with some clusters of more intensive residential and /or rural production and/or processing. Generally smaller lots than rural production areas.</p>	<p>Air: Overall high quality with temporary or localised intrusions from primary production and processing activities and home heating.</p> <p>Land: Stable and productive land with high quality, inter-connected natural areas (terrestrial and aquatic). Relatively high proportion of high quality soils.</p> <p>Water: Rivers and streams with high quality in-stream values and water quality. Water is available for primary production, processing activities and domestic use. Horticultural activities do not degrade water quality or take excessive amounts of fresh water.</p>	<p>Ecological: There are more ecological corridors along riparian margins. Remaining areas of indigenous vegetation are healthy and protected.</p> <p>Landscape: The rural landscape has a more intensive pattern of land modification but the rural character has been retained. Outstanding natural landscapes have retained their high levels of naturalness.</p> <p>Cultural and Community: Greater range of local services. Local services mostly located in rural settlements. Strongly supported by local communities. Greater reliance on urban areas for cultural and community services.</p>	<p>Roading and Access: Roads are safe and adequate to support rural production, processing, horticulture and more intensive land uses. Higher quality roading to support activities.</p> <p>Utilities: Water supply and wastewater treatment and disposal are principally on site. Some services are reticulated. Telecommunications infrastructure service demands of activities. Corridors for nationally and regionally significant infrastructure are secured.</p> <p>Energy: Sites suitable for renewable electricity generation have been identified and secured. Buildings are more energy efficient.</p>	<p>Primary Activities: including intensive smaller scale rural production, processing and horticulture that are economically and environmentally sustainable. E.g. reverse sensitivity managed</p> <p>Secondary Activities: Commercial activities such as tourism, restaurants associated with rural production and recreational activities (e.g. golf courses, equestrian centres)</p>	<p>Building Types: More intensive settlement pattern (move to lot size etc) Greater variety of building types reflecting the more diverse land uses.</p> <p>Design Quality: functional to match use. High quality design for significant developments.</p> <p>Site Characteristics: Dwellings and accessory buildings are sensitively sited on the land. Greater site coverage. Greater attention given to site access requirements.</p>
Countryside Living		<p>Outcome Description: Defined areas of single houses on large lots with domestic landscaping. Houses are likely to range in size from modest to very large. There are few non-residential activities. Countryside living is close to settlements and urban areas. Mostly not located on high quality soils (class 1 and 2).</p> <p>Location: On edge of urban areas (peri-urban).</p> <p>Lot Sizes and Built Density: Large lot sizes and overall low density of dwellings. Generally extensive building curtilage.</p>	<p>Air: Overall high quality with temporary or localised intrusions from home heating and domestic fires.</p> <p>Land: Not highly productive but used for a range of hobby-scale rural activities.</p> <p>Water: Improved fresh water quality where riparian margins have been retired from production activities.</p>	<p>Ecological: There are more ecological corridors along riparian margins. Remaining areas of indigenous vegetation are healthy and protected.</p> <p>Landscape: Domesticated landscape that has some rural character. Higher proportion of gardens and domestic landscaping.</p> <p>Cultural and Community: local services are provided by settlements and urban areas in close proximity.</p>	<p>Roading and Access: Dense network of sealed roads.</p> <p>Utilities: Some instances of reticulated services but generally on site wastewater and stormwater systems.</p> <p>Energy: Energy intensive due to reliance on private vehicles. Buildings are more energy efficient.</p>	<p>Primary Activities: Residential</p> <p>Secondary Activities: Small scale rural services, tourist accommodation and recreational activities.</p>	<p>Building Types: Low rise stand alone dwellings.</p> <p>Design Quality: High quality and sympathetic to surrounding rural character.</p> <p>Site Characteristics: Dwellings and accessory buildings are sensitively sited on the land. Greater site coverage than other rural areas. Greater attention given to site access requirements.</p>



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Bush Living		<p>Outcome Description: Defined areas of single houses on large lots that are predominantly covered by indigenous vegetation. There is minimal building curtilage and areas cleared of vegetation. Generally located on steep land resulting in access difficulties.</p> <p>Location: [Need further work to identify locations] Probably not many locations where new bush living is available.</p> <p>Lot Sizes and Built Density: Variable lot sizes and low built density.</p> <p>[This outcome area needs further refinement]</p>	<p>Air: Overall high quality with temporary or localised intrusions from home heating.</p> <p>Land: Good quality bush and land not productive. Good land management systems in place.</p> <p>Water: Clean streams.</p>	<p>Ecological: Maintenance of high ecological values has been achieved by active pest and weed management.</p> <p>Landscape: Natural landscape dominant.</p> <p>Cultural and Community: local services are provided by settlements and urban areas in close proximity.</p>	<p>Roading and Access: Rooding standards determined by topography. High maintenance costs.</p> <p>Utilities: Some instances of reticulated services but generally on site wastewater and stormwater systems.</p> <p>Energy: Energy intensive due to reliance on private vehicles. Buildings are more energy efficient.</p>	<p>Primary Activities: Residential</p> <p>Secondary Activities: Very few but some live/work or eco-tourism activities.</p>	<p>Building Types: Low rise stand alone dwellings</p> <p>Design Quality: Sympathetic to the surrounding landscape. Unobtrusive.</p> <p>Site Characteristics: Minimal site clearance.</p>
All business environments	Elements common to all business environments		<p>Water: Low impact design opportunities for new developments and re-developments.</p>	<p>Social/Cultural: Economic development, local employment opportunities and proximity to local workforce. Strong connectivity to domestic and international markets. Consolidation to increase employment density.</p>	<p>Access: Reliable access via road network and / or public transport.</p> <p>Infrastructure Provision: Fully serviced, reliable infrastructure provision Reliable high-speed broadband internet to connect with domestic and international markets.</p> <p>Energy: Reliable energy supply. Opportunities for low energy design in new developments and re-developments.</p> <p>Business Networks: Clustered with like activities to maximise agglomeration benefits.</p>		<p>Design Quality: New development and re-developments to be of a high design quality.</p>


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Heavy Industry		<p>Outcome Description: Provides for heavy industry, manufacturing and noxious activities with significant buffer areas from surrounding land uses.</p> <p>Location: Significant separation / buffers from sensitive land uses Typically located in existing industrial areas or on urban periphery.</p> <p>Lot Sizes and Intensity: Large sites, low intensity, land extensive activities.</p>	<p>Air: Industrial Air Quality Management areas, expected to transition to 'cleaner' production over time.</p> <p>Land: Activities and storage of materials managed to limit effects on soil quality.</p> <p>Water: Activities managed to limit effects on water quality.</p>	<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Social/Cultural: Significant contributor to regional GDP.</p> <p>Amenity: Buffer from surrounding land uses and protection from reverse sensitivity.</p>	<p>Access: Good access to road network to support heavy vehicle movements Good access to rail network is desirable.</p>	<p>Primary Activities: Heavy industry, construction, noxious activities, waste treatment and disposal (where not provided for via designation).</p>	<p>Building Types: Large structures e.g. warehouses</p> <p>Design Quality: Functional Landscaping at public interfaces (e.g. street entrances).</p> <p>Site Characteristics: Large sites Carparking with good pedestrian legibility.</p>
Production and Distribution		<p>Outcome Description: Provides for production and distribution activities based on the production, supply, storage and transportation of products.</p> <p>Location: Separation / buffers from sensitive land uses. Typically located on corridors or urban periphery.</p> <p>Lot Sizes and Intensity: Large sites, low intensity.</p>	<p>Air: Provides for reasonable levels of noise, odour and other air emissions, but expected to transition to 'cleaner' production over time.</p> <p>Land: Activities and storage of materials managed to limit effects on soil quality.</p> <p>Water: Activities managed to limit effects on water quality.</p>	<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Amenity: Buffer from sensitive land uses. Often 24/7 operations.</p>	<p>Access: Good access to road network to support freight / heavy vehicle movements. Good access to rail network is desirable.</p>	<p>Primary Activities: Light industry, manufacturing / production, distribution / transport, storage, wholesale trade.</p> <p>Secondary Activities: Limited ancillary retail and office.</p>	<p>Building Types: Large structures e.g. warehouses.</p> <p>Design Quality: Functional with quality landscaping. Active frontages and positive relationship with street / public space.</p> <p>Site Characteristics: Large sites Carparking with good pedestrian legibility.</p>
General Business		<p>Outcome Description: Provides for smaller scale business, production and local services.</p> <p>Location: Multiple clusters across the city, located in centres, centre fringe or corridors.</p> <p>Lot Sizes and Intensity: Variable</p>	<p>Air: Provides for reasonable levels of noise, odour and other air emissions, but expected to transition to 'cleaner' production over time.</p> <p>Land: Activities and storage of materials managed to limit effects on soil quality.</p> <p>Water: Activities managed to limit effects on water quality.</p>	<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Social/Cultural: Local employment opportunities</p> <p>Amenity: Management of reverse sensitivity</p>	<p>Access: Good access to road network and public transport.</p>	<p>Primary Activities: Smaller scale business, local light industrial activity and service trade (e.g. automotive services), showrooms (excluding 'cross-category' traders). Small scale offices / workshop / production activities, personal services (eg. doctor, hairdresser).</p> <p>Secondary Activities: Opportunities for secondary residential use within the same tenancy (e.g. live/work unit with business being the primary function).</p>	<p>Building Types: Medium sized structures and sites.</p> <p>Design Quality: Functional with quality landscaping May be stand alone or joined 2-5 storey equivalent height Active frontages and positive relationship with street / public space. Noise attenuation standards for secondary residential units recognising primary business use of surrounding area.</p> <p>Site Characteristics: Well designed / located carparking areas with good pedestrian legibility. Provision for signage.</p>


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Business Park / Node		<p>Outcome Description: Office / administrative clusters in 'campus style' settings. Provides for specialist cluster activities such as research and development orientated business activities and production (technology park).</p> <p>Location: Close to centres / public transport node or on a corridor. Close to employment catchment. Technology park close to tertiary research institution(s).</p> <p>Lot Sizes and Intensity: Campus style not suitable for in-centre location due to large floor plate/format</p> <p><i>Note: It is envisaged that:</i></p> <ul style="list-style-type: none"> The majority of new office development will occur in centres rather than in an office park / business node environment This environment would apply to existing office parks / business nodes, with the process for applying this environment to new areas anticipated to occur via private plan changes (rather than the Area Planning process) 	<p>Air: Not distinctive</p> <p>Land: Not distinctive</p> <p>Water: Not distinctive</p>	<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Social/Cultural: Technology parks to have innovation / export focus and strong links with tertiary research sector.</p> <p>Amenity: Ability to provide for employee's needs on-site via ancillary services.</p>	<p>Access: Very good access to public transport, moderate access to road network. Quality pedestrian / cycle facilities.</p>	<p>Primary Activities: Offices Technology parks would include research and development, technology development and advanced manufacturing activities.</p> <p>Secondary Activities: Retail, service and entertainment ancillary activities.</p>	<p>Building Types: Stand alone office buildings, typically 5-10 storeys.</p> <p>Design Quality: High amenity buildings and surroundings with quality landscaping. 'Campus style' development with large floor plates. Active frontages and positive relationship with street / public space.</p> <p>Site Characteristics: Open space to serve the business park / node. Underground or rear at-grade parking with good pedestrian legibility.</p>
All Centres Environments	Elements common to all centres environments	<p>Location: Established community, business and residential focal points. Positioned at transport network confluences and hubs.</p> <p>Development Intensity: Density increases with higher position in hierarchy. Lot sizes variable to suit built form.</p>	<p>Air: Healthy environments with clean air</p> <p>Land: Used efficiently. Development respects the natural contour. Trees predominantly in streets and open spaces. Contamination managed. Erosion, instability and reclamations managed to enable viable land uses.</p>	<p>Ecological: Existing and new ecological network links integrated into centre planning.</p> <p>Landscape: Landscape underlies urban form. Strong emphasis on trees in the public realm rather than private sites.</p> <p>Cultural and</p>	<p>Accessibility: High walkability within centre and to local area and accessibility to other centres by links to multi-modal transport network with emphasis on public transport and cycling.</p> <p>Utilities: Reticulated wastewater, water supply and stormwater networks.</p>	<p>Activities: Mixture of activities including commercial, retail, residential, office, community and civic facilities able to meet day to day needs of local residents, workers and visitors. Car parking below ground / basement where justified.</p> <p>[Decision required: Are there minimum activities that are</p>	<p>Building types: From higher rise in higher order centres to medium and low rise. Podium and tower as well as perimeter block design to foster existing and future mixed use environments</p> <p>Design Quality: High quality built form that responds to the local context and design aspirations for the centre. Land</p>

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		<p>Economy: Supports strong local economy and employment opportunities.</p>	<p>Water: High water quality. Reticulated stormwater system with low impact design treatment.</p>	<p>Community: Community identify character and heritage enhanced. Focus of range of regional and local social and recreational activities and events.</p>	<p>Energy: Optimises use of existing services and infrastructure.</p> <p>Infrastructure: Dependable electricity, broadband supply. Quality physical and social infrastructure that meets the needs of the centre catchment.</p>	<p>expected within each centre based on hierarchy? or should every centre provide a range of activities. If so should these be spelt out or should this be dealt with under Unitary Plan? E.g. Post Office, Libraries, Banks, pharmacies]</p>	<p>uses bring activation to the public realm. Buildings typically address the street/public realm and are adaptable to changing use over time. Apartments well designed with range of sizes and types. Site Characteristics: Variable across centres.</p>
City Centre		<p>Outcome Description: The predominant centre serving the entire region.</p> <p>[Auckland Plan description: The city centre a leading financial, commercial, professional, business and cultural heart of international quality that serves all of Auckland and beyond. Major cultural institutions of quality located in the centre to serve the needs of professional and international cultural events. Enhanced Public transport system both through improved bus services, rail, walking and cycling to those Aucklanders can easily access the city centre and its offerings. the city rail link will improve timelines of service for inner city dwellers and provide significant improvement to rail services on the northern line connecting metropolitan centres like New Lynn and improving the services in the south to major areas of growth such as Onehunga]</p> <p>Location: Auckland City Centre</p> <p>Intensity: Significant area for growth and intensification. Residential: 54,000 (from 22,000) residents by 2030 Employment: 140,000 (from</p>	<p>Air: Healthy environment with clean air.</p> <p>Land: Land is used efficiently. Land is free of contaminants. Erosion, instability and reclamations managed to enable viable land uses</p> <p>Water: Healthy water quality around the waterfront and enhanced through stormwater management and high quality design of buildings.</p>	<p>Ecological: Marine ecology on waterfront, terrestrial ecology linked through parks and transport corridors.</p> <p>Landscape: Topography, waterfront relationship and strategic views enhanced.</p> <p>Cultural and Community: Regional centre for cultural and civic facilities and activities.</p> <p>Open Space: Major civic open spaces connected by network of smaller squares and plazas linked by high-amenity pedestrian streets.</p>	<p>Accessibility: Highly walkable and cycleable within the city centre and to local area. Pedestrian priority measures including shared spaces and pedestrianised streets and links with key transport hubs, community facilities and employment.</p> <p>Hub for public transport networks with high accessibility to the road and public transport network infrastructure which facilitate connections between regional and local centres, community and other national centres.</p> <p>Utilities: First grade services that meet all business and residential needs.</p> <p>Energy: Efficient land use and infrastructure provision to meet the needs of the working and residential population as well as key economic functions for business and export as well as research and tertiary activities and freight/public transport routes.</p> <p>Large scale residential and commercial buildings</p>	<p>Activities: The city centre a leading financial, commercial, professional, business and cultural heart of international quality that serves all of Auckland and beyond. Vibrant and liveable 24 hour economy. Dedicated core commercial area with national and international commerce headquarters. International business and export hubs linked with port of Auckland. Nationally significant tertiary education precincts. Regionally significant high-street, specialty and boutique retail. Regional and international entertainment, arts, culture and events facilities. Creative industry clusters. Medium to high density residential and mixed use outside dedicated core commercial area. Recreation, education, health, civic services and community facilities for local residents and workers (e.g. courts, council, tertiary education, hospitals) as well as regional and national significant services and parks. Efficient and effective Public transport with supporting and complimenting land uses.</p>	<p>Building types: Ranging from high rise towers to medium rise block development. Design Quality: High quality built form that responds to the local context and design aspirations for the city centre. Retention of a human scale at street level, active frontages and actively engagement with the public realm. Podium and tower as well as perimeter block design.</p> <p>Site Characteristics: Variety of concentrations of business, residential, civic, and community activities across the city centre.</p>


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		80,000) employees by 2030. 70,000 (from 60,000) students using the centre by 2030.			afford economies of scale to capitalise on green building practices. High quality design which maximises solar gain.		
Metropolitan Centre		<p>Outcome Description: [Auckland Plan description: Metropolitan centres serve sub regional catchments within urban Auckland. They are characterised by size, capacity for growth and the range and functions they perform. Strategically located across urban Auckland and well serviced by the transport network. They have capacity to provide a wide range of shopping, business, cultural, entertainment, leisure and government services and activities. Development strategy identifies these centres as a focus for growth]</p> <p>Location: Albany, Henderson, Manukau, New Lynn, Newmarket, Orewa, Papakura, Sylvia Park, Takapuna, Westgate/Massey North</p> <p>Intensity: Centres as a focus of future growth and intensification Residential: 15,000 + residents by 2030 Employment: 20,000 + employees by 2030</p>	<p>Air: Healthy environment with clean air.</p> <p>Land: Land is used efficiently. Land is free of contaminants. Erosion, instability and reclamations managed to enable viable land uses</p> <p>Water: Healthy water quality of regional water catchments, enhanced through stormwater management and high quality design of buildings and infrastructure including use of stormwater retention to enhance amenities where possible within Metropolitan centres within.</p>	<p>Ecological: Terrestrial ecology in parks and transport corridors/streets.</p> <p>Landscape: Strong emphasis on trees in the public realm rather than private sites.</p> <p>Cultural and Community: Regional centre for cultural and civic facilities and activities. specialised social, educational and civic services (e.g. courts, council, tertiary education, hospitals).</p> <p>Open space: Major civic open spaces connected to high amenity pedestrian streets.</p>	<p>Accessibility: Hub for regional transport connections. High levels of accessibility to the road and public transport network which facilitate connections between regional and local centres, community and Auckland CBD. Access for a highly skilled workforce. High walkability and cyclability within the centre and to catchment. Pedestrian priority measures including shared spaces and pedestrianised streets where significant active frontages. Minimum provision of safe pedestrian crossings of one every 100 metres.</p> <p>Utilities: Future development towards regional economically significant centre able to be supported by high quality infrastructure.</p> <p>Energy: Major focal points for public transport and medium to high employment and residential intensification fostering more efficient energy use. Construction of large scale residential and commercial buildings affords economies of scale to capitalise on green building practices. High quality design which maximises solar gain.</p>	<p>Activities: Vibrant and liveable 16 hour economy. Professional, commercial and retail activities serving a sub-regional catchment. Destination centre for specialised social, educational and civic services (e.g. courts, council, tertiary education, hospitals). Mix of medium to high density residential living. Specialised local and community services. Scale of business and employment activities support the resilience and sustainability of the sub-region.</p>	<p>Building types: Medium rise with some high rise Podium and tower as well as perimeter block design to foster existing and future growth.</p> <p>Design Quality: High quality built form that responds to the local context and design aspirations of the centre. Car parking below ground/basement where justified.</p> <p>Site Characteristics: Variety of concentrations of business, residential, civic, and community activities within Metropolitan centres across the region. Range of block and site sizes and character/intensity between and within these centres.</p>

Environment	Pictorial Example [Need to update all to Council owned images]	Growth / Form	Natural Resources	Values	Networks	Land Use	Built Form
Town Centre		<p>Outcome Description: [Auckland Plan Description: Town Centres located in both rural and urban Auckland and serve significant local catchments. These are of a scale that they still provide for a range of diverse services for local communities. Typically Auckland town centres are retail focused, but contain a range of public facilities such as libraries, parks, banking facilities and supermarkets and can be well served by Public Transport. – for future growth]</p> <p>Location: Avondale, Botany, Browns Bay, Drury, Devonport, Ellerslie, Flatbush, Glen Eden, Glen Innes, Glenfield, Highbury, Highland Park, Howick, Hunters Corner, Mangere, Mangeré Bridge, Manurewa, Milford, Morningside, Northcote, Onehunga, Otahuhu, Otara, Pakuranga, Panmure, Papatoetoe, Remuera, Royal Oak, Silverdale, St Lukes, Sunnynook, Takanini, Te Atatu Peninsula, Three Kings, Whangaparaoa</p> <p>Intensity: key location for growth of an appropriate scale Residential: 4,000-8,000 residents by 2030 Employment: 4,000-10,000 employees by 2030</p>	<p>Air: Healthy environment with clean air.</p> <p>Land: Land is used efficiently. Land is free of contaminants. Erosion, instability and reclamations managed to enable viable land uses. Enhanced local parks and amenities such as open watercourses.</p> <p>Water: Healthy water quality of local water catchments, enhanced through stormwater management and high quality design of buildings and infrastructure including use of stormwater retention and improving and emphasising existing waterways.</p>	<p>Ecological: Terrestrial ecology in parks and transport corridors/streets. Ecological benefits from close proximity to larger suburban lots and parks.</p> <p>Landscape: Strong emphasis on trees in the public realm however higher contribution of private sites to landscaping, typified through street trees and small civic spaces and landscaping around existing larger developments such as supermarket car parks etc.</p> <p>Cultural and Community: Provision of a diverse range of community services such as parks, libraries, banks, medical centres, with heavy focus on retail such as supermarkets, green grocers.</p> <p>Open space: Excellent level of accessibility to high quality open space network. Town Centre often has small civic spaces and parks, usually close to larger open spaces or sports fields within suburban setting.</p>	<p>Accessibility: Multiple destination connections from centre to transport network. High frequency public transport services to Principal, Sub-regional and City Centre. High walkability and cyclability within the centre and to residential catchment. Pedestrian priority measures including minimum provision of safe pedestrian crossings of one every 100 metres and strong connections to bus and rail stops.</p> <p>Utilities: Significant investment in local utilities such as stormwater and wastewater, opportunity to provide high amenity values through infrastructure redevelopment including improved road design and connections to support future growth.</p> <p>Energy: Quality design which maximises solar gains within building layout and location. Provision of alternative transport modes such as cycle storage and improved networks. Brownfield redevelopment and use of green building practices.</p>	<p>Activities: Medium density residential living. Business activity which serves the local catchment (e.g. retail, district level offices and community services). Strong local social infrastructure, schools and community facilities. Business activity that serves local catchment. Retail that meets day to day needs of local community. Significant capacity for additional health and professional services, community services and housing and have strong existing catchments.</p>	<p>Building Types: Low and medium rise buildings.</p> <p>Design Quality: High quality built form that responds to the local context and design aspirations of the centre. Car parking below ground/basement where justified otherwise emphasis on on-street or rear parking.</p> <p>Site Characteristics: Variety of concentrations of business, residential, civic, and community activities within Metropolitan centres across the region. Range of block and site sizes and character/intensity between and within these centres.</p>
Local Centre		<p>Outcome Description: [Auckland Plan Description: Focus on local retail and community services which meeting the day to day needs of local communities. Although likely to change over time, they will not accommodate substantial</p>	<p>Air: Healthy environment with clean air</p> <p>Land: Land is used efficiently. Land is free of contaminants. Erosion, instability and reclamations managed to enable viable land uses.</p>	<p>Ecological: Terrestrial ecology in parks and streets. Ecological benefits from close proximity to larger suburban lots and parks</p> <p>Landscape: Strong emphasis on trees in the</p>	<p>Accessibility: Connections from centre to transport network and bus shelters, on regular bus routes.</p> <p>Utilities: Investment in local utilities such as stormwater and</p>	<p>Activities: Limited business activity focussed on local retail and community services which meeting the day to day needs of local communities. Strong local centres have a strong service function such as medical centres, hairdressers, beauticians and</p>	<p>Building Types: Low rise buildings typically of one and two stories.</p> <p>Design Quality: High quality built form that responds to the local context and design aspirations of the centre. Car parking to rear of sites.</p>

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		<p>growth and intensification]</p> <p>Location: Albany Village, Balmoral, Beach Haven, Belmont, Blockhouse Bay, Botany Junction, Chapel Road, Chatswood, Clendon, Dawson Road, Favona, Glendene, Greenhithe, Greenlane, Greenlane/Manukau Road, Greville, Grey Lynn, Gulf Harbour, Hauraki Corner, Hobsonville, Homai, Kelston, Kepa Rd / Eastridge, Kingsland, Lynfield, Mairangi Bay, Mangere East, Market Road, Meadowbank, Meadowlands, Middlemore, Mt Albert, Mt Eden, Mt Roskill, Mt Wellington, Mission Bay, Northcross, Ormiston Road, Pt Chevalier, Ranui, Sandringham, St Heliers, Stanmore Bay, Stoddard, Stonefields, Sturges, Sunnyvale, Swanson, Te Atatu South, Te Mahia, Titirangi, Torbay, Unsworth Heights, Valley Road, West Lynn, Windsor Park.</p> <p>Intensity: Low-medium Residential: 2,000-4,000 residents by 2030 Employment: 1,000-4,000 employees by 2030</p>	<p>Enhanced local parks and amenities such as open watercourses.</p> <p>Water: Healthy water quality of local water catchments, enhanced through stormwater management and high quality design of buildings and infrastructure including use of stormwater retention and improving and emphasising existing waterways.</p>	<p>public realm higher contribution of private sites to landscaping, typified through street trees and small civic spaces. Contribution of surrounding suburbs to landscaping also contributing to character of local centre.</p> <p>Cultural and Community: Small local community provisions such as doctors, pharmacy and community halls. Usually a strong service retail component such as hairdressers, and cafés.</p> <p>Open space: Good level of accessibility to good quality open space surrounding local centre but not necessarily within the centre.</p>	<p>wastewater, opportunity to provide high amenity values through infrastructure redevelopment including improved road design and connections to support future growth.</p> <p>Energy: Quality design which maximises solar gains within building layout and location. Provision of alternative transport modes such as cycle storage and improved networks. Brownfield redevelopment and use of green building practices.</p>	<p>in some instances accountants and local lawyers. These commercial uses are important in serving the needs of local communities and reduce the need to travel.</p>	<p>Site Characteristics: Some business, and community activities within local centres. Usually retail focused with residential surrounding including local shops, personal services and convenience goods and local commercial services.</p>
Neighbourhood centres	 <p>[Need better quality image]</p>	<p>Location: Dispersed throughout suburban catchments</p> <p>Intensity: Small groups of commercial and retail activity</p> <p>Residential: Limited residential growth accommodated.</p> <p>Employment: Limited employment growth accommodated.</p>	<p>Air: Healthy environment with clean air</p> <p>Land: Land is used efficiently. Land is free of contaminants. Erosion, instability and reclamations managed to enable viable land uses. Enhanced local parks and amenities such as open watercourses.</p> <p>Water: Healthy water quality of local water</p>	<p>Ecological: Terrestrial ecology in parks and streets. Ecological benefits from close proximity to larger suburban lots and parks</p> <p>Landscape: Strong emphasis on trees in the public realm higher contribution of private sites to landscaping, typified through street trees and small civic spaces. Contribution of</p>	<p>Accessibility: Limited accessibility to public transport network. Accessible primarily for walking catchment.</p> <p>Utilities: Investment in local utilities such as stormwater and wastewater, opportunity to provide high amenity values through infrastructure redevelopment including improved road design and</p>	<p>Activities: Small group of accessible (walk up) shops and local services e.g. dairy, takeaway, hairdresser medical facilities to the immediate local resident community.</p>	<p>Building Types: Small, single or two level clusters of shops typically located within existing suburban residential areas. Usually provide on street parking and</p> <p>Design Quality: High quality built form that responds to the local context and design aspirations of the centre. Car parking below ground/basement where justified otherwise emphasis on</p>

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			<p>catchments, enhanced through stormwater management and high quality design of buildings and infrastructure including use of stormwater retention and improving and emphasising existing waterways.</p>	<p>surrounding suburbs to landscaping also contributing to character of local centre.</p> <p>Cultural and Community: A small cluster of shops and services that provides accessible (often walkup) and convenient small retail items and services including take away food, hairdressers, bakeries and medical facilities to the immediate local resident community.</p> <p>Open Space: Open space provided at levels to service</p>	<p>connections to support future growth.</p> <p>Energy: Walkable location to catchment reduces vehicle dependence.</p>		<p>on-street or rear parking.</p> <p>Site Characteristics: small, fine grained commercial sites in scale with surrounding urban buildings. On street parking with service access to rear.</p>
Mixed Use		<p>Outcome Description: Provides for large institutions or facilities that operate at such a scale as to influence surrounding activities</p> <p><i>Note: It is anticipated that a range of Area Planning features will be used in combination with this specific use environment, to indicate the use of a particular site.</i></p> <p>Location: Peripheral to centre, core or on corridors.</p> <p>Intensity: Range of residential and employment intensity from low to high dependant on location factors, centre hierarchy.</p> <p>[Decision required: If want to identify different types of mixed use then may need to categorise them as mixed use residential focus or mixed use commercial focus. Are these mixed use areas significantly different from existing commercial and residential environments?]</p>	<p>Air: Ensuring appropriate land uses are established in mixed use environments particularly reverse sensitivity between residential and commercial uses. Regard is given to the location of mixed use and existing activity. For example, mixed use should not be located in close proximity to existing heavy industrial discharges and waste disposal activities. Identification of appropriate mixed uses to mitigate these effects. Consideration for the need for acoustic attenuation particularly residential and implications for ventilation.</p> <p>Land: Use of landscaping to buffer between mixed uses. Provision of landscape amenity for mixed use residential particularly on second floor e.g. roof gardens or locating mixed use residential within close</p>	<p>Ecological: The location of mixed use areas usually in urban areas on edge of centres or corridors there ecology derived from urban parks, street trees and site landscaping.</p> <p>Landscape: Site and master planning to consider landscape influence on design of mixed use. Using vegetation, natural features and building orientation to enhance mixed use schemes.</p> <p>Cultural and Community: Mixed use located close either in centres or on peripheries. Public services and amenities support residents and workers and provide focal elements encouraging strong sense of community. Sharing and clustering uses and providing Nurseries, libraries, community centres police stations and</p>	<p>Accessibility: High walkability to centres and high frequency public transport hubs.</p> <p>Utilities: First grade services that meet all business and residential needs and add to the adaptability of developments between uses (such as a change in use from residential to commercial) and facilitate growth.</p> <p>Energy: Walkable location in less dependency on private vehicles and greater opportunities for public transport use as well as walking/cycling to activities and amenities.</p>	<p>Activities: Vertical mix of residential and commercial activity within a building. Ground floor to active streets should have an active use and be retail capable.</p> <p>Mix of Uses/Activities: vertical and horizontal mix of compatible uses generally with an active or semi-active ground floor.</p> <p>Linked uses and clustering of uses such as specialised activities that benefit form close proximity or sharing facilities. Encourage adaptability and sharing of amenities and underutilised areas such as car parks.</p>	<p>Building Types: From mid-rise to low rise. A range of building types and forms. Commercial mixed use tend to have Podium and tower as well as perimeter block design to foster existing and future mixed use environments</p> <p>Design Quality: New developments built to be adaptable and of high quality to ensure acoustic attenuation for all units for residential occupancy. Adaptable building design in particular at street and first floor level to enable a change of use. Design standard should be high to ensure compatibility between uses and to avoid or mitigate adverse effects to adjacent sites, in particular residential sites.</p> <p>Site Characteristics: Car parking below ground or at rear of buildings.</p> <p>Mixed use developments respond to the site characteristics and link with the</p>

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		<p>Mixed Use Residential: Mixed use generally to contain a vertical mix of residential and commercial. Residential mixed use located in appropriate locations away from heavy industry with high amenity, generally heights of buildings that maintain a human scale.</p> <p>Located in peripheral edge of centre where uses are appropriate. Careful consideration of design and amenity with clear minimums for residential outcomes e.g. building aspects and depths, orientation, access and amenities, safety and lighting.</p> <p>Developments adaptable for change in use at later date. Further, residential units within a mixed use development should contain a mix of unit type (1, 2 and 3/4 bedroom units) to attract a variety of household types.</p> <p>Mixed use Employment emphasis: Commercial and retail prioritised within mixed use developments in centres and generally along corridors to protect economic feasibility of centres, retain opportunities and prevent undesirable out of centre competition.</p> <p>Identification and protection of high foot traffic streets such as high streets and the need for active frontages along these streets.</p> <p>Surrounding public realm: Mixed use developments are located in growth areas that</p>	<p>proximity to parks. Scarcity or preferred location for efficient use of land such as commercial frontages on main street and in centres. Retention of heavy industrial land unsuitable for mixed use. Restriction of inefficient land uses such as grade car parking close to PT nodes or centres.</p> <p>Water: Healthy water quality of local water catchments, enhanced through stormwater management and high quality design of buildings and infrastructure including use of stormwater retention and improving and emphasising existing waterways to provide additional amenity.</p>	<p>government offices centrally and in high visibility.</p> <p>Open space: Good level of accessibility to good quality open space particularly important for residential mixed use.</p>			<p>surrounding land uses consideration business requirements, parking, circulation, traffic etc. Design and layout of mixed uses reflect existing building patterns and scale.</p> <p>Waste management to be located to not create a visual or olfactory nuisance to the public realm.</p>

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		are attractive places for people to work and live (including good quality footpaths, with suitable furniture, connectivity, street trees, shelter etc) to ensure that these areas are attractive, walkable environments.					
Special Use		<p>Outcome Description: Provides for large institutions, facilities or special business activities that operate at such a scale as to influence surrounding activities.</p> <p><i>Note: It is anticipated that a range of Area Planning features will be used in combination with this special use environment, to indicate the use of a particular site.</i></p> <p>Location: Specially identified locations, usually reflecting historic use.</p> <p>Lot Sizes and Built Density: Variable according to special purpose - generally large lots with mid intensity. Port growth generally relies on reclamation.</p>	<p>Air: Provides for noise and air emissions for special business uses while avoiding / mitigating effects on surrounding residential land uses where appropriate. Aircraft Noise Management Areas for airport environment.</p> <p>Land: Activities and storage of materials managed to limit effects on soil quality.</p> <p>Water: Activities managed to limit effects on water quality. Special Coastal Management Areas for port environment.</p>	<p>Ecological: Not distinctive</p> <p>Landscape: Not distinctive</p> <p>Cultural and Community: Provides social infrastructure for local and regional catchments. Often economic 'hubs' for Auckland.</p> <p>Amenity: Buffer zones between sensitive land uses.</p>	<p>Roading and Access: Highly developed access to road or rail network.</p> <p>Utilities: Fully serviced, reliable infrastructure provision including reliable high-speed broadband internet to connect with domestic and international locations.</p> <p>Energy: Reliable energy supply. Opportunities for low energy design in new developments and re-developments.</p>	<p>Primary Activities:</p> <ul style="list-style-type: none"> Schools/tertiary institutions Prisons Sporting venues/stadium/entertainment facilities Public hospitals Airport Port Marine industry Infrastructure/works not provided for by designation or special purpose environment Other large scale activities <p>Other Activities: Ancillary office, logistics, distribution and/or retail for some specific uses. Retail activities and visitor accommodation to support airport.</p>	<p>Building Types: Variable</p> <p>Design Quality: Functional with good-high level of amenity depending on use.</p> <p>Site Characteristics: Variable Deep water access and land reclamation for ports.</p>

NB: Growth numbers relate to the combined centre core and catchment

There are two possible approaches for centres:

- A hierarchical approach which identifies the roles of each centre and consistent with the hierarchical Auckland Plan approach applied at Area Plan scale and Unitary Plan;
- A hierarchical approach identified at the Area Plan level and a centre core outcome applied in the unitary plan with the hierarchy dealt with through the regional policy components, activities and scales of the Unitary Plan.