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Prioritising Centres

(Analysis for the Centres & Corridors Workstream)

DRAFT AUCKLAND PLAN 2011

LIST OF TABLES

- 1. Preamble
- 2. Matrix of Centres (Alphabetical)
- 3. "Population" Matrix
- 4. Future Potential Population Matrix
- 5. Market Momentum Matrix
- 6. Prosperity/Deprivation Matrix
- 7. Overall Rating as Sustainable Compact Centres
- 8. "Market Attractive" Centres
- 9. "Regeneration" Centres
- 10. "Emergent" Centres Matrix
- Detailed Tables of 80 Centres (Attributes and Indicators) – in alphabetical order

This technical paper summarises the analysis of 80 centres across the Auckland region to aid the process of prioritising sustainable compact centres within the spatial plan for Auckland – the draft *Auckland Plan*.

The first few pages comprise various interpretations of a summarising matrix, visually showing for each centre the attributes that are considered to be essential features of an intensifying town centre in a sustainable urban structure - i.e. a centre which enables people to do most of their regular activities and lead a satisfying life without needing to use a car – whether by choice or necessity.

The data for this matrix structure comes from the following tables compiled for each of the 80 individual centres. The tables comprise a number of indicators, which are used to arrive at the eleven key attributes that determine the suitability of a place as an intensive sustainable centre within the urban structure.

Some of the attributes and indicators come from existing datasets, in particular the Regional Growth Profiles, which have been used in work on scenario modelling. Others are essentially qualitative or descriptive, and some will not have been assessed rigorously by the time of the draft spatial plan. Reference notes and assumptions will be compiled as a separate paper.

Some important indicators will be completed by work over the following months. The matrices are a work in progress, using readily available datasets, updated and amended where necessary to achieve a consistent comparison across the region. Where additional centres have been added for the spatial planning exercise the datasets are estimates only. Some of the attributes are based on incomplete research at this stage. More work will be done on indicators for Diversity of Activity, Planning Framework, Retail Protection, Publicly-owned Property, Town Centre Property Values, and Infrastructure Provision, before the rating against these attributes can be finalised with confidence.

The matrices on the first few pages give a strong indication of the suitability of each centre as a sustainable intensive centre within the urban structure. However they do not constitute a priority list or a recommendation, because there are other factors – geographical location, diversity of choice, consultation, etc. – which are relevant to the choice of priority centres.

The matrices also indicate that it is not simply a matter of choosing priority centres, but of picking out the specific attributes that inhibit or promote sustainable compact centres and prioritising actions to address these most effectively over a wide range of Auckland centres.

AUCKLAND CENTRES		ž /	/		/* /			rior	oti.		moertid	igian
Ordered Alphabetically	oopula	tion natity	A Activ	it's cramer	yot.	orient	iDedi.	iwat	ine.	wned	Prof.	CONTRACTOR
	Current Popula	gan Future Capacity	Sive stry of Activ	Authorites transes	Retailing Protect	Market Mornerit	Prosperiul Sec	Project Lenitor	Transport	Publicity outree	Property Intrastructure 5	Category
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	Category
Albany Village	2,018	300	YES	NO	NO	27	YES	YES	YES	YES	YES	Market Potential
Auckland Airport	10,933	300	NO	NO	YES	2	YES	NO	YES	HIGH	HIGH	Regeneration
Avondale	12,064	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Market Potential
Balmoral	13,680	481	NO	NO	YES	135	YES	NO	YES	NO	YES	Regeneration
Beach Haven	8,374	100	NO	NO NO	YES	71	YES	NO NO	NO	NO	YES	Market Potential
Belmont Peteru Peure	11,702 9,350	100 600	YES NO	NO NO	YES NO	39 1,902	YES	NO YES	YES YES	YES NO	YES	Regeneration Market Potential
Botany Downs Browns Bay	18,405	1,000	HIGH	NO	YES	1,902	YES	HIGH	YES	YES	YES	Urban Village
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	YES	HIGH	Urban Village
Clevedon	300	300	NO	NO	YES	0	YES	YES	NO	YES	NO	Market Potential
Constellation Drive	10,744	300	NO	NO	NO	161	YES	NO	YES	NO	YES	Market Potential
Devonport	15,024	240	HIGH	NO	YES	50	HIGH	HIGH	YES	YES	YES	Emergent
Ellerslie	22,831	160	YES	NO	YES	481	YES	NO	YES	YES	YES	Regeneration
Favona	11,537	400	NO	NO	YES	774	NO	NO	NO	NO	YES	Urban Village
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Regeneration
Glen Eden	7,443 13,716	200	NO YES	YES NO	YES YES	73 401	YES NO	YES NO	YES YES	YES YES	YES	Market Potential Market Potential
Glen Innes Glenfield	9,306	614 200	NO	NO NO	YES	54	YES	NO NO	YES	YES	YES	Regeneration
Grey Lynn	17,682	772	YES	NO	YES	294	YES	YES	YES	NO	YES	Regeneration
Hauraki Corner	14,233	100	NO	NO	YES	76	HIGH	NO	NO	NO	YES	Satellite
Helensville	1,800	300	YES	NO	YES	0	NO	YES	NO	YES	YES	Regeneration
Henderson	12,292	3,000	HIGH	YES	YES	574	YES	NO	YES	HIGH	YES	Market Potential
Highbury	3,467	771	YES	NO	YES	147	YES	YES	YES	YES	NO	Market Potential
Highland Park	10,000	200	NO	NO	YES	0	YES	NO	YES	YES	YES	Market Potential
Homai	8,800	149 242	NO NO	NO NO	YES YES	109 1,001	NO HIGH	NO HIGH	YES YES	NO YES	YES	Satellite
Howick Huapai	11,709 180	200	NO NO	NO NO	NO NO	1,001	YES	NO	NO NO	NO NO	YES YES	Emergent Regeneration
Hunters Corner	13,020	501	NO	NO	YES	193	YES	NO NO	YES	NO NO	YES	Emergent
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO	NO	Urban Village
Kumeu	1,761	253	NO	NO	NO	91	YES	NO	NO	YES	YES	Market Potential
Mairangi Bay	6,139	200	YES	NO	NO	94	HIGH	HIGH	YES	NO	YES	Emergent
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Mangere Bridge	7,241	100	NO	NO	YES	83	YES	YES	YES	NO	YES	
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	
Manurewa Middlemore	12,776 13,772	312 200	YES NO	NO NO	YES NO	181 170	YES	NO NO	YES YES	NO YES	YES	Emergent Emergent
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Regeneration
Morningside	12,000	300	NO	YES	YES	0	YES	NO	YES	YES	YES	Regeneration
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Urban Village
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO	YES	NO	YES	Market Potential
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Urban Village
Northcote	8,882	400	YES	NO	NO	72	YES	YES	YES	HIGH	YES	Emergent
Onehunga	13,745 7,406	1,891 536	HIGH YES	NO NO	YES YES	584 269	YES	YES YES	HIGH YES	YES YES	YES	Urban Village Urban Village
Orewa Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	Orban Village
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Panmure	10,051	674	NO	NO	NO	261	NO	YES	YES	HIGH	YES	Emergent
Papakura	11,140	500	YES	NO	YES	186	YES	YES	HIGH	HIGH	YES	Emergent
Papatoetoe	12,088	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Pine Harbour	1,000	200	NO	NO	YES	0	YES	YES	YES	NO	YES	Regeneration
Pt Chevalier Pukekohe	12,793	295	YES	NO NO	YES	194	YES	YES	YES	YES	YES	Urban Village
Ranui	10,187 7,320	412 100	YES NO	NO NO	NO YES	233 174	YES	YES NO	YES YES	HIGH YES	YES	Emergent
Ranui Remuera	13,882	261	YES	NO NO	YES	323	HIGH	YES	YES	YES	YES	emergent
Royal Oak	15,002	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Satellite
Sandringham	13,418	119	NO	NO	YES	140	YES	YES	YES	NO	YES	Urban Village
Silverdale	1,000	300	NO	NO	NO	0	YES	NO	YES	NO	YES	Urban Village
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Market Potential
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	
Stonefields	2,937	300	NO	NO	NO	537	YES	NO NO	NO	NO	YES	Regeneration
Sunnynook	13,730	200	NO	NO NO	NO VES	48	YES	NO VEC	YES	NO	YES	Regeneration
Swanson Sylvia Park	1,936 9,416	100 400	NO NO	NO YES	YES NO	30 108	YES	YES NO	YES YES	NO NO	YES YES	Regeneration
Takanini	6,222	300	NO	NO	NO	76	NO	NO NO	YES	NO	YES	Regeneration
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Rural Village
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	
Three Kings	13,000	100	NO	NO	YES	0	YES	NO	NO	HIGH	YES	Rural Village
Torbay	11,636	100	NO	NO	YES	74	YES	NO	NO	NO	YES	Market Potential
Waimauku	1,647	200	YES	NO	YES	189	YES	YES	NO	NO	NO	Rural Village
Warkworth	1,689	300	YES	NO	YES	11	YES	HIGH	YES	YES	YES	
Wellsford	1,700	200	NO	NO	YES	0	YES	NO	NO	NO	YES	Emergent
Westgate - MN	3,789	4,000	YES	YES	YES	283	YES	NO NO	YES	YES	YES	Rural Village
Whangaparoa Windsor Park	3,000	100	YES	NO NO	YES	0 76	YES	NO NO	NO VES	YES	YES	Rural Village
	7,366	300	NO	NO	YES	76	YES	NO	YES	NO	YES	Rural Village

The matrix opposite shows the Auckland centres being considered for their role in the spatial plan (draft *Auckland Plan*). In this table the centres are arranged alphabetically - in subsequent ones they are ordered according to different attributes for comparison.

Along the top are the attributes important to an intesifying town centre in a sustainable urban structure. They are generally rated as a "YES' (grey) or a "NO" (black) - but sometimes as a "HIGH" (light grey). Three of the attributes have numerical values which are also divided into HIGH/YES/NO ratings by the same colour code.

The six attributes on the left are ones that indicate levels of investment - their absence would imply a "regeneration" intervention.

The coloured column on the right indicates the tentative categories each centre was put in for the purpose of the initial discussion document, *Auckland Unleashed* .

These matrices are a work in progress, using readily available datasets, updated and amended where necessary to achieve a consistent comparison across the region. Where additional centres have been added for the spatial planning exercise the datasets are estimates only at this stage. Some of the attributes are based on incomplete research at this stage. More work will be done on indicators for Diversity of Activity, Planning Framework, Retail protection, Publicly -owned Property and Infrastructure Provision, before the rating against these

AUCKLAND CENTRES		iori		iti	jork	or _		uzilor	rent		atopetal .	nijsor
Ordered by "Population" (residents + employees + tertiary student FTEs)	Current Popul	Future Capacity	Diversity of Acti	Planning france	work Retailing Protect	ijor krajtet konerti	get Prospetitifice	Provided English	Transport	Publichy counce	A Property	Category
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	TES	пип	Urban Village
Newmarket Ellerslie	29,447 22,831	2,375 160	HIGH YES	YES NO	YES YES	871 481	YES YES	YES NO	HIGH YES	YES YES	YES YES	Urban Village Regeneration
Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	Regeneration
Browns Bay	18,405	1,000	HIGH	NO	YES	144	YES	HIGH	YES	YES	YES	Urban Village
Grey Lynn	17,682	772	YES	NO	YES	294	YES	YES	YES	NO	YES	Regeneration
Mt Albert Otara	17,402 16,179	323 284	NO NO	NO NO	NO YES	175 47	YES NO	YES YES	YES YES	YES YES	YES YES	Urban Village Regeneration
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Satellite
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	
Devonport Takapuna	15,024 14,607	240 3,000	HIGH YES	NO NO	YES YES	50 442	HIGH	HIGH	YES	YES YES	YES	Emergent Rural Village
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO	YES	NO	YES	Market Potential
Hauraki Corner	14,233	100	NO	NO	YES	76	HIGH	NO	NO	NO	YES	Satellite
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	
Remuera Middlemore	13,882 13,772	261 200	YES NO	NO NO	YES NO	323 170	HIGH	YES NO	YES	YES YES	YES	Emergent
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Urban Village
Sunnynook	13,730	200	NO	NO	NO	48	YES	NO	YES	NO	YES	Regeneration
Glen Innes Balmoral	13,716 13,680	614 481	YES NO	NO NO	YES YES	401 135	NO YES	NO NO	YES YES	YES NO	YES	Market Potential Regeneration
Sandringham	13,418	119	NO	NO NO	YES	140	YES	YES	YES	NO NO	YES	Urban Village
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	-8-
Hunters Corner	13,020	501	NO	NO NO	YES	193	YES	NO	YES	NO	YES	Emergent
Three Kings Pt Chevalier	13,000 12,793	100 295	NO YES	NO NO	YES YES	0 194	YES	NO YES	NO YES	HIGH YES	YES YES	Rural Village Urban Village
Manurewa	12,776	312	YES	NO	YES	181	YES	NO	YES	NO	YES	Emergent
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Henderson	12,292	3,000	HIGH	YES	YES	574	YES	NO	YES	HIGH	YES	Market Potential
Smales Farm Papatoetoe	12,107 12,088	2,400 279	NO YES	NO NO	NO NO	262 318	YES YES	NO NO	YES YES	YES YES	YES YES	Market Potential Regeneration
Avondale	12,064	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Market Potential
Morningside	12,000	300	NO	YES	YES	0	YES	NO	YES	YES	YES	Regeneration
Howick	11,709	242	NO	NO	YES	1,001	HIGH	HIGH	YES	YES	YES	Emergent
Belmont Torbay	11,702 11,636	100 100	YES NO	NO NO	YES YES	39 74	YES	NO NO	YES NO	YES NO	YES YES	Regeneration Market Potential
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Favona	11,537	400	NO	NO	YES	774	NO	NO	NO	NO	YES	Urban Village
Papakura Auckland Airport	11,140 10,933	500 300	YES NO	NO NO	YES YES	186 2	YES	YES NO	HIGH YES	HIGH	YES HIGH	Emergent Regeneration
Constellation Drive	10,744	300	NO	NO	NO	161	YES	NO NO	YES	NO	YES	Market Potential
Pukekohe	10,187	412	YES	NO	NO	233	YES	YES	YES	HIGH	YES	
Panmure	10,051	674	NO	NO	NO	261	NO	YES	YES	HIGH	YES	Emergent
Highland Park Pakuranga	10,000 9,630	200 340	NO YES	NO NO	YES	0 154	YES	NO NO	YES YES	YES NO	YES YES	Market Potential Emergent
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	Lineigene
Sylvia Park	9,416	400	NO	YES	NO	108	YES	NO	YES	NO	YES	Regeneration
Botany Downs	9,350	600 200	NO NO	NO NO	NO YES	1,902 54	YES	YES NO	YES	NO YES	YES	Market Potential
Glenfield Northcote	9,306 8,882	400	YES	NO NO	NO	72	YES	YES	YES	HIGH	YES YES	Regeneration Emergent
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Satellite
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	
Te Atatu Peninsula Beach Haven	8,412 8,374	281 100	YES NO	NO NO	YES YES	220 71	YES YES	YES NO	YES NO	YES NO	YES YES	Market Potential
Milford	7,661	300	YES	NO NO	YES	90	HIGH	YES	YES	NO NO	YES	Regeneration
Glen Eden	7,443	200	NO	YES	YES	73	YES	YES	YES	YES	YES	Market Potential
Orewa	7,406	536	YES	NO NO	YES	269	YES	YES	YES	YES	YES	Urban Village
Windsor Park Ranui	7,366 7,320	300 100	NO NO	NO NO	YES YES	76 174	YES YES	NO NO	YES YES	NO YES	YES YES	Rural Village Emergent
Mangere Bridge	7,320	100	NO	NO NO	YES	83	YES	YES	YES	NO	YES	z.me/gent
Takanini	6,222	300	NO	NO	NO	76	NO	NO	YES	NO	YES	Regeneration
Mairangi Bay	6,139	200	YES	NO VES	NO VES	94	HIGH	HIGH	YES	NO VES	YES	Emergent Pural Villago
Westgate - MN Highbury	3,789 3,467	4,000 771	YES YES	YES NO	YES YES	283 147	YES	NO YES	YES YES	YES YES	YES NO	Rural Village Market Potential
Whangaparoa	3,000	100	YES	NO NO	YES	0	YES	NO	NO	YES	YES	Rural Village
Stonefields	2,937	300	NO	NO	NO	537	YES	NO	NO	NO	YES	Regeneration
Albany Village	2,018	300 100	YES	NO NO	NO YES	27	YES	YES	YES	YES NO	YES	Market Potential
Swanson Helensville	1,936 1,800	300	NO YES	NO NO	YES	30 0	YES NO	YES YES	YES NO	YES	YES YES	Regeneration
Kumeu	1,761	253	NO	NO	NO	91	YES	NO	NO	YES	YES	Market Potential
Wellsford	1,700	200	NO	NO	YES	0	YES	NO	NO	NO	YES	Emergent
Warkworth	1,689	300	YES	NO	YES	11	YES	HIGH	YES	YES	YES	Dune Dalle and
Waimauku Pine Harbour	1,647 1,000	200 200	YES NO	NO NO	YES YES	189 0	YES	YES YES	NO YES	NO NO	NO YES	Rural Village Regeneration
Silverdale	1,000	300	NO	NO NO	NO	0	YES	NO	YES	NO NO	YES	Urban Village
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO	NO	Urban Village
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Regeneration
Clevedon Huapai	300 180	300 200	NO NO	NO NO	YES NO	0 1	YES YES	YES NO	NO NO	YES NO	NO YES	Market Potential Regeneration
	100	200	110	110	110		123	110	110	-10	1123	generation

High concentrations of people support active viable town centres. This "population" measure gives equal weight to the residents, employees and full-time equivalent tertiary students within the walkable catchment of a centre.

The CBD and Newmarket are understandaby at the top of the list. Ellerslie comes out surprisingly high because the concentrated office parks on the other side of the rail line on Great South Rd are within 800m walking distance of the Ellerslie town centre.

AUCKLAND CENTRES	Category Trophysicor Capacity											
Ordered by Future	Spula	zioi. Zcity	, Activ	,tex	yor.	artent arrent	it. 10eg	rivot	Tree.	ine	J. Prov	COMP
Potential Population	Current i Popula	Future Catacity	Diversity of Activi	glading trans	Retailing Protect	thatet monent	orosperity!	omsical Env	Transport	Outlich out	intrastructu	Catagoni
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	TES	піоп	Category Urban Village
Newmarket Albany Centre	29,447 8,747	2,375 5,327	HIGH YES	YES NO	YES NO	871 77	YES	YES NO	HIGH YES	YES YES	YES HIGH	Urban Village
Takapuna	14,607	3,000	YES	NO NO	YES	442	YES	HIGH	YES	YES	YES	Rural Village
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	
New Lynn	12,561 12,292	3,107 3,000	YES HIGH	YES YES	YES YES	667 574	YES	NO NO	YES YES	YES HIGH	YES YES	Regeneration Market Potential
Henderson Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	Market Potential
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Market Potential
Westgate - MN Ellerslie	3,789 22,831	4,000 160	YES YES	YES NO	YES YES	283 481	YES	NO NO	YES YES	YES YES	YES	Rural Village Regeneration
Browns Bay	18,405	1,000	HIGH	NO	YES	144	YES	HIGH	YES	YES	YES	Urban Village
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Urban Village
Grey Lynn Mt Albert	17,682 17,402	772 323	YES NO	NO NO	YES NO	294 175	YES	YES YES	YES	NO YES	YES YES	Regeneration Urban Village
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Stoddard Glen Innes	15,060 13,716	400 614	NO YES	NO NO	YES YES	241 401	NO NO	NO NO	YES YES	NO YES	YES YES	Market Potential
Devonport	15,024	240	HIGH	NO	YES	50	HIGH	HIGH	YES	YES	YES	Emergent
Balmoral Bayel Oak	13,680	481	NO VES	NO	YES	135	YES	NO	YES	NO	YES	Regeneration
Royal Oak Mt Roskill	15,219 14,288	136 278	YES NO	NO NO	YES YES	369 416	YES	NO NO	YES YES	NO NO	YES YES	Satellite Market Potential
Hunters Corner	13,020	501	NO	NO	YES	193	YES	NO	YES	NO	YES	Emergent
Remuera Avondale	13,882	261	YES	NO NO	YES	323	HIGH	YES	YES	YES	YES	Market Detected
Avondale Middlemore	12,064 13,772	592 200	NO NO	NO NO	YES NO	595 170	YES	NO NO	YES YES	YES YES	YES YES	Market Potential Emergent
Hauraki Corner	14,233	100	NO	NO	YES	76	HIGH	NO	NO	NO	YES	Satellite
Sunnynook Manurewa	13,730 12,776	200 312	NO YES	NO NO	NO YES	48 181	YES YES	NO NO	YES YES	NO NO	YES YES	Regeneration Emergent
Pt Chevalier	12,793	295	YES	NO	YES	194	YES	YES	YES	YES	YES	Urban Village
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	LLL Vell
Sandringham Papakura	13,418 11,140	119 500	NO YES	NO NO	YES YES	140 186	YES	YES YES	YES	NO HIGH	YES YES	Urban Village Emergent
Favona	11,537	400	NO	NO	YES	774	NO	NO	NO	NO	YES	Urban Village
Three Kings Morningside	13,000 12,000	100 300	NO NO	NO YES	YES YES	0	YES	NO NO	NO YES	HIGH YES	YES	Rural Village Regeneration
Papatoetoe	12,000	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Panmure	10,051	674	NO	NO	NO	261	NO	YES	YES	HIGH	YES	Emergent
Mangere Howick	11,634 11,709	328 242	NO NO	NO NO	YES YES	129 1,001	NO HIGH	NO HIGH	NO YES	YES YES	YES	Regeneration Emergent
Auckland Airport	10,933	300	NO	NO	YES	2	YES	NO	YES	HIGH	HIGH	Regeneration
Botany Downs Pukekohe	9,350 10,187	600 412	NO YES	NO NO	NO NO	1,902 233	YES	YES YES	YES	NO HIGH	YES YES	Market Potential
Constellation Drive	10,187	300	NO NO	NO NO	NO	161	YES	NO	YES	NO	YES	Market Potential
Belmont	11,702	100	YES	NO	YES	39	YES	NO	YES	YES	YES	Regeneration
Torbay Sylvia Park	11,636 9,416	100 400	NO NO	NO YES	YES NO	74 108	YES	NO NO	NO YES	NO NO	YES YES	Market Potential Regeneration
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Highland Park	10,000	200	NO	NO	YES	0	YES	NO	YES	YES	YES	Market Potential
Northcote Te Mahia	8,882 9,490	400 200	YES NO	NO NO	NO YES	72 139	YES NO	YES NO	YES YES	HIGH NO	YES	Emergent
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Regeneration
Glenfield Orewa	9,306 7,406	200 536	NO YES	NO NO	YES YES	54 269	YES	NO YES	YES YES	YES YES	YES	Regeneration Urban Village
Te Atatu Peninsula	8,412	281	YES	NO NO	YES	220	YES	YES	YES	YES	YES	Orban village
Homai	8,800	149	NO VES	NO	YES	109	NO	NO	YES	NO	YES	Satellite
Milford Beach Haven	7,661 8,374	300 100	YES NO	NO NO	YES YES	90 71	HIGH	YES NO	YES NO	NO NO	YES YES	Regeneration Market Potential
Windsor Park	7,366	300	NO	NO	YES	76	YES	NO	YES	NO	YES	Rural Village
Glen Eden Ranui	7,443 7,320	200 100	NO NO	YES NO	YES YES	73 174	YES YES	YES NO	YES YES	YES YES	YES YES	Market Potential Emergent
Mangere Bridge	7,320	100	NO NO	NO NO	YES	83	YES	YES	YES	NO NO	YES	Lineigent
Takanini	6,222	300	NO	NO	NO	76	NO	NO	YES	NO	YES	Regeneration
Highbury Mairangi Bay	3,467 6,139	771 200	YES YES	NO NO	YES NO	147 94	YES	YES HIGH	YES	YES NO	NO YES	Market Potential Emergent
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO NO	NO	Urban Village
Stonefields	2,937	300	NO VES	NO	NO	537	YES	NO	NO	NO	YES	Regeneration
Albany Village Whangaparoa	2,018 3,000	300 100	YES YES	NO NO	NO YES	27 0	YES YES	YES NO	YES NO	YES YES	YES YES	Market Potential Rural Village
Helensville	1,800	300	YES	NO	YES	0	NO	YES	NO	YES	YES	Regeneration
Warkworth	1,689	300	YES	NO NO	YES	11	YES	HIGH	YES	YES	YES	Market Petential
Kumeu Wellsford	1,761 1,700	253 200	NO NO	NO NO	NO YES	91 0	YES YES	NO NO	NO NO	YES NO	YES YES	Market Potential Emergent
Waimauku	1,647	200	YES	NO	YES	189	YES	YES	NO	NO	NO	Rural Village
Silverdale Swanson	1,000 1,936	300 100	NO NO	NO NO	NO YES	0 30	YES YES	NO YES	YES YES	NO NO	YES YES	Urban Village
Pine Harbour	1,936	200	NO NO	NO NO	YES	0	YES	YES	YES	NO NO	YES	Regeneration
Clevedon	300	300	NO	NO	YES	0	YES	YES	NO	YES	NO	Market Potential
Huapai	180	200	NO	NO	NO	1	YES	NO	NO	NO	YES	Regeneration

High concentrations of people support active viable town centres. This "Future Potential Population" measure combines existing poulations with a measure of the future capacity. This capacity measure is based on the available dataset in the 2006 Capacity for Growth Study of Residential Redevelopment Capacity (dwellings on business zoned land). It has been amended and updated to reflect changes to the District Plans since 2006 (e.g. Takapuna, MN-Westgate...), consistent walkable catchments (e.g. North Shore centres expanded to 800m), and a consistent Residential Allocation Factor (e.g. Manukau City, Botany..). The future dwelling capacity has also been multiplied by a factor of five to arrive at an estimated potential "population" of residents, employees, etc. The end result could be challenged on a number of its assumptions, but the end result is at least reasonably consistent across the region and much more conservative than the Capacity for Growth Study.

The emphasis on the capacity of the business zone - the town centre itself - rather than the whole of the walkable catchment of a centre, is also a matter for ongoing discussion. Arguably this emphasis protects the quality of suburban environments, avoids the public backlash against suburban intensification, increases genuine choice in lifestyles, promotes less car use, and offers the most sustainable planning outcomes and urban structure.

AUCKLAND CENTRES		,	/		/,		prosperiul des	ior .	/*	Publich rounge	property hydrightine b	/¿or
Ordered by Market	Cirtert.Popula	ation it's	Diversity of Activi	Planing trans	gor ^k Retailfe Protect	thatet thomen	in S	project trusted	ment	/3	Prope	Rovist
Momentum	*"bobr	Future Capacity	it of Au	ag Frant	ag Prote	Morne	itylDe	of Environ	Transport	of Owne	ructure	
(Residential Building Consents 1996-2010)	Current	cuture	Diversit.	olannin	aetailif.	Market	orospe.	om sico.	Transpe	Outslick	inkasti	Category
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	YES	HIGH	Category
Botany Downs	9,350	600	NO	NO	NO	1,902	YES	YES	YES	NO	YES	Market Potential
Howick Newmarket	11,709 29,447	242 2,375	NO HIGH	NO YES	YES YES	1,001 871	HIGH	HIGH YES	YES	YES YES	YES	Market Potential Market Potential
Favona	11,537	400	NO	NO	YES	774	NO	NO	NO	NO	YES	Warket Fotential
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Avondale St Lukes	12,064 13,049	592 200	NO YES	NO NO	YES YES	595 584	YES	NO NO	YES NO	YES NO	YES YES	Regeneration Emergent
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Market Potential
Henderson	12,292	3,000 300	HIGH	YES	YES	574 537	YES	NO	YES	HIGH	YES	Regeneration
Stonefields Ellerslie	2,937 22,831	160	NO YES	NO NO	NO YES	481	YES	NO NO	NO YES	NO YES	YES YES	Market Potential Market Potential
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Market Potential
Mt Roskill Glen Innes	14,288 13,716	278 614	NO YES	NO NO	YES YES	416 401	YES NO	NO NO	YES YES	NO YES	YES YES	Regeneration Regeneration
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Emergent
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	Regeneration
Otahuhu Remuera	18,563 13,882	1,725 261	YES YES	NO NO	YES YES	335 323	NO HIGH	YES YES	YES	YES YES	YES	Regeneration Market Potential
Papatoetoe	12,088	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Emergent
Grey Lynn Westgate - MN	17,682 3,789	772 4,000	YES YES	NO YES	YES YES	294 283	YES	YES NO	YES YES	NO YES	YES YES	Urban Village Emergent
Orewa	7,406	536	YES	NO	YES	269	YES	YES	YES	YES	YES	Market Potential
Smales Farm	12,107	2,400	NO NO	NO	NO NO	262	YES	NO VES	YES	YES	YES	Emergent
Panmure Stoddard	10,051 15,060	674 400	NO NO	NO NO	NO YES	261 241	NO NO	YES NO	YES YES	HIGH NO	YES YES	Regeneration Regeneration
Pukekohe	10,187	412	YES	NO	NO	233	YES	YES	YES	HIGH	YES	Satellite
Te Atatu Peninsula	8,412	281 295	YES	NO	YES	220	YES	YES	YES	YES	YES	Market Potential
Pt Chevalier Hunters Corner	12,793 13,020	501	YES NO	NO NO	YES YES	194 193	YES	YES NO	YES YES	YES NO	YES YES	Market Potential Regeneration
Waimauku	1,647	200	YES	NO	YES	189	YES	YES	NO	NO	NO	Rural Village
Papakura	11,140 12,776	500 312	YES YES	NO NO	YES YES	186 181	YES	YES NO	HIGH YES	HIGH NO	YES YES	Regeneration
Manurewa Mt Albert	17,402	323	NO NO	NO	NO NO	175	YES	YES	YES	YES	YES	Regeneration Market Potential
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Regeneration
Middlemore Constellation Drive	13,772 10,744	200 300	NO NO	NO NO	NO NO	170 161	YES	NO NO	YES YES	YES NO	YES YES	Urban Village
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Highbury	3,467	771	YES	NO	YES	147	YES	YES	YES	YES	NO	Market Potential
Browns Bay Sandringham	18,405 13,418	1,000 119	HIGH NO	NO NO	YES YES	144 140	YES	HIGH YES	YES	YES NO	YES	Urban Village Urban Village
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	Regeneration
Balmoral	13,680	481	NO NO	NO	YES	135	YES	NO NO	YES	NO	YES	Urban Village
Mangere Homai	11,634 8,800	328 149	NO NO	NO NO	YES YES	129 109	NO NO	NO NO	NO YES	YES NO	YES YES	Regeneration Regeneration
Sylvia Park	9,416	400	NO	NO	NO	108	YES	NO	YES	NO	YES	Emergent
Mairangi Bay	6,139	200	YES	NO	NO	94	HIGH	HIGH	YES	NO	YES	Urban Village
Kumeu Milford	1,761 7,661	253 300	NO YES	NO NO	NO YES	91 90	YES	NO YES	NO YES	YES NO	YES YES	Rural Village Market Potential
Mangere Bridge	7,241	100	NO	NO	YES	83	YES	YES	YES	NO	YES	Urban Village
Albany Centre	8,747	5,327	YES	NO	NO VES	77 76	YES	NO NO	YES	YES	HIGH	Emergent
Hauraki Corner Windsor Park	14,233 7,366	100 300	NO NO	NO NO	YES YES	76 76	HIGH	NO NO	NO YES	NO NO	YES	
Takanini	6,222	300	NO	NO	NO	76	NO	NO	YES	NO	YES	
Torbay Glen Eden	11,636 7,443	100 200	NO NO	NO NO	YES YES	74 73	YES	NO YES	NO YES	NO YES	YES YES	Regeneration
Northcote	8,882	400	YES	NO NO	NO NO	73 72	YES	YES	YES	HIGH	YES	Regeneration
Beach Haven	8,374	100	NO	NO	YES	71	YES	NO	NO	NO	YES	
Glenfield Devonport	9,306 15,024	200 240	NO HIGH	NO NO	YES YES	54 50	YES	NO HIGH	YES YES	YES YES	YES YES	Urban Village Urban Village
Sunnynook	13,730	200	NO	NO NO	NO NO	48	YES	NO	YES	NO NO	YES	Orban village
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Belmont Swanson	11,702 1,936	100 100	YES NO	NO NO	YES YES	39 30	YES	NO YES	YES YES	YES NO	YES	Urban Village
Albany Village	2,018	300	YES	NO	NO	27	YES	YES	YES	YES	YES	- Joan Finage
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO	NO	Rural Village
Warkworth Auckland Airport	1,689 10,933	300 300	YES NO	NO NO	YES YES	11 2	YES	HIGH NO	YES YES	YES HIGH	YES HIGH	Satellite
Ниараі	180	200	NO	NO	NO	1	YES	NO	NO	NO	YES	Rural Village
Morningside	12,000	300	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Three Kings Highland Park	13,000 10,000	100 200	NO NO	NO NO	YES YES	0	YES	NO NO	NO YES	HIGH YES	YES YES	Emergent Emergent
Silverdale	1,000	300	NO NO	NO NO	NO NO	0	YES	NO NO	YES	NO NO	YES	Emergent
Pine Harbour	1,000	200	NO	NO	YES	0	YES	YES	YES	NO	YES	Market Potential
Clevedon Wellsford	300 1,700	300 200	NO NO	NO NO	YES YES	0	YES	YES NO	NO NO	YES NO	NO YES	Rural Village Rural Village
Helensville	1,700	300	YES	NO	YES	0	NO	YES	NO	YES	YES	Satellite
Whangaparoa	3,000	100	YES	NO	YES	0	YES	NO	NO	YES	YES	Urban Village

Market Momentum

This matrix orders centres by what the market itself seems to be saying - the number of residential building consents issued within the walkable catchment over the last fifteen years. There are some obvious anomalies like Favona, where a single intensive development doesn't reflect ongoing market prospects, but the results have the correlation that might be expected with a number of attributes, e.g. Population and Future Capacity, Protection from out-of-centre Retailing, Good Physical Environment and Good Transport.

The greatest correlation however is with the Planning Framework. This attribute has not yet been analysed fully, but it is notable that the only centres with market-based carparking (i.e. no minimum number of carpark spaces required for each dwelling unit) are all near the top of the list for consents issued. Minimum carparking requirements are arguably a major reason why the compact centres strategy has had so little success outside places like the CBD, Newmarket and New Lynn.

It is also notable that there is very little correlation between the actual market momentum (as reflected in residential building consents) and the proposed re-categorisation proposed in *Auckland Unleashed (Maps 7 and 8)*. "Regeneration" centres like New Lynn, Avondale and Henderson have shown high market momentum, while "Market Attractive" centres like Milford and Highbury languish near the bottom of the list.

AUCKLAND CENTRES		i i			<u>,</u>	/ /	<u></u>	ation	ont /		gestal	ision
Ordered by the inverse of their Deprivation Index	Current Popul	Fiture Capacity	Diversity of Acti	giral Patarring france	god Realing Protes	stor state thorest	ja j	physical English	Tansfor.	Publichyounge	Property Introducture 8	,tou
Deprivation index	Critic.	Futur	Diver	Plann	Retail	Marke	Prosp	Physic	Trans	Public	Infras	Category
Mairangi Bay	6,139	200	YES	NO	NO	94	HIGH	HIGH	YES	NU	TES	Urban Village
Howick Stonefields	11,709 2,937	300	NO NO	NO NO	YES NO	1,001 537	HIGH	HIGH NO	YES NO	YES NO	YES YES	Market Potential Market Potential
Remuera	13,882	261	YES	NO	YES	323	HIGH	YES	YES	YES	YES	Market Potential
Waimauku	1,647	200	YES	NO	YES	189	YES	YES	NO	NO	NO	Rural Village
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Market Potential
Hauraki Corner	14,233	100	NO	NO	YES	76	HIGH	NO	NO	NO	YES	
Devonport Highland Park	15,024 10,000	240	HIGH NO	NO NO	YES YES	50 0	HIGH	HIGH NO	YES	YES YES	YES	Urban Village
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Emergent Market Potential
Ellerslie	22,831	160	YES	NO	YES	481	YES	NO	YES	YES	YES	Market Potential
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Market Potential
Constellation Drive	10,744	300	NO	NO	NO	161	YES	NO	YES	NO	YES	
Balmoral Kumeu	13,680 1,761	481 253	NO NO	NO NO	YES NO	135 91	YES YES	NO NO	YES NO	NO YES	YES YES	Urban Village Rural Village
Windsor Park	7,366	300	NO NO	NO	YES	76	YES	NO NO	YES	NO	YES	Kurai village
Torbay	11,636	100	NO	NO	YES	74	YES	NO	NO	NO	YES	
Huapai	180	200	NO	NO	NO	1	YES	NO	NO	NO	YES	Rural Village
Clevedon	300	300	NO NO	NO NO	YES	1 003	YES	YES	NO	YES	NO	Rural Village
Botany Downs Royal Oak	9,350 15,219	600 136	NO YES	NO NO	NO YES	1,902 369	YES	YES NO	YES	NO NO	YES YES	Market Potential Emergent
Flat Bush	353	2,000	NO NO	NO NO	YES	309	YES	NO NO	YES	HIGH	YES	Emergent
Grey Lynn	17,682	772	YES	NO	YES	294	YES	YES	YES	NO	YES	Urban Village
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Emergent
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Market Potential
Highbury Browns Bay	3,467 18,405	771 1,000	YES HIGH	NO NO	YES YES	147 144	YES YES	YES	YES	YES YES	NO YES	Market Potential Urban Village
Sunnynook	13,730	200	NO	NO	NO	48	YES	NO	YES	NO	YES	Orban vinage
Belmont	11,702	100	YES	NO	YES	39	YES	NO	YES	YES	YES	
Whangaparoa	3,000	100	YES	NO	YES	0	YES	NO	NO	YES	YES	Urban Village
St Lukes Westgate - MN	13,049 3,789	200 4,000	YES YES	NO YES	YES YES	584 283	YES	NO NO	NO YES	NO YES	YES YES	Emergent Emergent
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	Market Potential
Pt Chevalier	12,793	295	YES	NO	YES	194	YES	YES	YES	YES	YES	Market Potential
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Sandringham	13,418	119	NO	NO	YES	140	YES	YES	YES	NO	YES	Urban Village
Beach Haven Swanson	8,374 1,936	100 100	NO NO	NO NO	YES YES	71 30	YES YES	NO YES	NO YES	NO NO	YES YES	Urban Village
Albany Village	2,018	300	YES	NO	NO	27	YES	YES	YES	YES	YES	Orban village
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO	NO	Rural Village
Auckland Airport	10,933	300	NO	NO	YES	2	YES	NO	YES	HIGH	HIGH	
Pine Harbour Helensville	1,000 1,800	200 300	NO YES	NO NO	YES YES	0	YES NO	YES YES	YES NO	NO YES	YES YES	Market Potential Satellite
Avondale	1,000	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Regeneration
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Market Potential
Orewa	7,406	536	YES	NO	YES	269	YES	YES	YES	YES	YES	Market Potential
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Regeneration
Sylvia Park Mangere Bridge	9,416 7,241	400 100	NO NO	NO NO	NO YES	108 83	YES	NO YES	YES	NO NO	YES YES	Emergent Urban Village
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	Emergent
Northcote	8,882	400	YES	NO	NO	72	YES	YES	YES	HIGH	YES	Regeneration
Glenfield	9,306	200	NO	NO	YES	54	YES	NO	YES	YES	YES	Urban Village
Warkworth	1,689	300 300	YES	NO NO	YES YES	11	YES YES	HIGH	YES	YES	YES	Satellite
Morningside Three Kings	12,000 13,000	100	NO NO	NO NO	YES	0	YES	NO NO	YES NO	YES HIGH	YES	Emergent Emergent
Silverdale	1,000	300	NO	NO	NO	0	YES	NO	YES	NO	YES	Emergent
Wellsford	1,700	200	NO	NO	YES	0	YES	NO	NO	NO	YES	Rural Village
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	YES	HIGH	D-:
New Lynn Henderson	12,561 12,292	3,107 3,000	YES HIGH	YES YES	YES YES	667 574	YES YES	NO NO	YES YES	YES HIGH	YES YES	Regeneration Regeneration
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO NO	YES	NO	YES	Regeneration
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	Regeneration
Papatoetoe	12,088	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Pukekohe	10,187	412	YES	NO	NO	233	YES	YES	YES	HIGH	YES	Satellite
Hunters Corner Papakura	13,020 11,140	501 500	NO YES	NO NO	YES YES	193 186	YES YES	NO YES	YES	NO HIGH	YES YES	Regeneration Regeneration
Manurewa	12,776	312	YES	NO NO	YES	186	YES	NO	YES	NO	YES	Regeneration
Middlemore	13,772	200	NO	NO	NO	170	YES	NO	YES	YES	YES	Urban Village
Glen Eden	7,443	200	NO	NO	YES	73	YES	YES	YES	YES	YES	Regeneration
Favona	11,537	400	NO	NO	YES	774	NO	NO	NO	NO	YES	
Glen Innes	13,716	614	YES	NO NO	YES NO	401	NO NO	NO	YES	YES	YES	Regeneration
Panmure Stoddard	10,051 15,060	674 400	NO NO	NO NO	NO YES	261 241	NO NO	YES NO	YES YES	HIGH NO	YES YES	Regeneration Regeneration
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	Regeneration
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Regeneration
Takanini	6,222	300	NO	NO	NO	76	NO	NO	YES	NO	YES	D
Otahuhu Otara	18,563 16,179	1,725 284	YES NO	NO NO	YES YES	335 47	NO NO	YES YES	YES	YES YES	YES	Regeneration
Otald	10,179	204	NU	NU	1E3	4/	NU	163	TES	1E3	1E3	Regeneration

Deprivation Index

This matrix orders centres by the inverse of their Deprivation Index. In some cases, where the centre catchment is not included in the available regional dataset, the index is currently an estimate. The correlation between the deprivation index and the proposed recategorisation of centres in the *Auckland Unleashed* discussion document is clear

Ordered by their overall rating as candidates for Sustainable Intensive	Current Popul	titue tapatry	diversity of Acti	gird Pranting Frant	Retains Protes	idor Market Mortenti	r. Rospitality	Project Levinos	Transport	Publichy ou special	Property	childe
Centres	Current	Future	Diversi.	Plannik	Retaili	Market	Prosper	Physico	Transp	Publicity	Intrasti	Category
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	YES	HIGH	Category
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Market Potential
Onehunga Henderson	13,745 12,292	1,891 3,000	HIGH	NO YES	YES YES	584 574	YES	YES NO	HIGH	YES HIGH	YES YES	Market Potential Regeneration
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	Regeneration
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Market Potential
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Remuera Devonport	13,882 15,024	261 240	YES HIGH	NO NO	YES YES	323 50	HIGH	YES HIGH	YES	YES YES	YES	Market Potential Urban Village
Browns Bay	18,405	1,000	HIGH	NO	YES	144	YES	HIGH	YES	YES	YES	Urban Village
Howick	11,709	242	NO	NO	YES	1,001	HIGH	HIGH	YES	YES	YES	Market Potential
Westgate - MN Orewa	3,789 7,406	4,000 536	YES YES	YES NO	YES YES	283 269	YES	NO YES	YES	YES YES	YES	Emergent Market Potential
Papakura	11,140	500	YES	NO	YES	186	YES	YES	HIGH	HIGH	YES	Regeneration
Grey Lynn	17,682	772	YES	NO	YES	294	YES	YES	YES	NO	YES	Urban Village
Otahuhu Ellerslie	18,563 22,831	1,725 160	YES YES	NO NO	YES YES	335 481	NO YES	YES NO	YES	YES YES	YES	Regeneration Market Potential
Pt Chevalier	12,793	295	YES	NO	YES	194	YES	YES	YES	YES	YES	Market Potential
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	Market Potential
Avondale	12,064	592 412	NO VES	NO NO	YES NO	595 233	YES	NO	YES	YES	YES	Regeneration
Pukekohe Glen Innes	10,187 13,716	614	YES	NO NO	YES	401	NO	YES NO	YES	HIGH YES	YES	Satellite Regeneration
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Market Potential
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Emergent
Highbury Northcote	3,467 8,882	771 400	YES YES	NO NO	YES NO	147 72	YES	YES YES	YES	YES HIGH	NO YES	Market Potential Regeneration
Warkworth	1,689	300	YES	NO	YES	11	YES	HIGH	YES	YES	YES	Satellite
Mairangi Bay	6,139	200	YES	NO	NO	94	HIGH	HIGH	YES	NO	YES	Urban Village
Botany Downs	9,350	600	NO	NO	NO	1,902	YES	YES	YES	NO	YES	Market Potential
Flat Bush Belmont	353 11,702	2,000 100	NO YES	NO NO	YES YES	309 39	YES	NO NO	YES	HIGH YES	YES YES	Emergent
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	Emergent
Auckland Airport	10,933	300	NO	NO	YES	2	YES	NO	YES	HIGH	HIGH	
Papatoetoe Glen Eden	12,088 7,443	279 200	YES NO	NO NO	NO YES	318 73	YES	NO YES	YES YES	YES YES	YES	Regeneration Regeneration
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Emergent
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Market Potential
Sandringham Mt Roskill	13,418 14,288	119 278	NO NO	NO NO	YES YES	140 416	YES	YES NO	YES	NO NO	YES YES	Urban Village Regeneration
Manurewa	12,776	312	YES	NO	YES	181	YES	NO	YES	NO	YES	Regeneration
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Highland Park	10,000 13,680	200 481	NO NO	NO NO	YES YES	0 135	YES	NO NO	YES	YES NO	YES	Emergent Urban Village
Balmoral Pakuranga	9,630	340	YES	NO NO	YES	154	YES	NO NO	YES	NO NO	YES	Urban Village Emergent
Albany Village	2,018	300	YES	NO	NO	27	YES	YES	YES	YES	YES	- U
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Regeneration
Mangere Bridge Albany Centre	7,241 8,747	100 5,327	NO YES	NO NO	YES NO	83 77	YES	YES NO	YES	NO YES	YES	Urban Village Emergent
Glenfield	9,306	200	NO	NO	YES	54	YES	NO	YES	YES	YES	Urban Village
Morningside	12,000	300	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Three Kings	13,000	100	NO	NO NO	YES	0	YES	NO NO	NO	HIGH	YES	Emergent
Panmure	13,020	674	NO NO	NO NO	NO	193 261	NO NO	YES	YES	HIGH	YES	Regeneration Regeneration
Middlemore	13,772	200	NO	NO	NO	170	YES	NO	YES	YES	YES	Urban Village
Hauraki Corner Windsor Park	14,233 7,366	100 300	NO NO	NO NO	YES YES	76 76	HIGH	NO NO	NO YES	NO NO	YES YES	
Whangaparoa	3,000	100	YES	NO NO	YES	76 0	YES	NO NO	NO	YES	YES	Urban Village
Swanson	1,936	100	NO	NO	YES	30	YES	YES	YES	NO	YES	Urban Village
Pine Harbour	1,000	200	NO	NO NO	YES	0	YES	YES	YES	NO	YES	Market Potential
Helensville Sunnynook	1,800 13,730	300 200	YES NO	NO NO	YES NO	0 48	NO YES	YES NO	NO YES	YES NO	YES YES	Satellite
Favona	11,537	400	NO	NO NO	YES	774	NO	NO	NO	NO NO	YES	
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	Regeneration
Waimauku Constellation Drive	1,647 10,744	200 300	YES NO	NO NO	YES NO	189 161	YES YES	YES NO	NO YES	NO NO	NO YES	Rural Village
Torbay	11,636	100	NO NO	NO NO	YES	74	YES	NO NO	NO	NO NO	YES	
Clevedon	300	300	NO	NO	YES	0	YES	YES	NO	YES	NO	Rural Village
Beach Haven	8,374	100	NO	NO	YES	71	YES	NO	NO	NO	YES	Emarrort
Sylvia Park Te Mahia	9,416 9,490	400 200	NO NO	NO NO	NO YES	108 139	YES NO	NO NO	YES YES	NO NO	YES YES	Emergent Regeneration
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Regeneration
Stonefields	2,937	300	NO NO	NO NO	NO	537	YES	NO NO	NO NO	NO VES	YES	Market Potential
Kumeu Silverdale	1,761 1,000	253 300	NO NO	NO NO	NO NO	91 0	YES	NO NO	NO YES	YES NO	YES YES	Rural Village Emergent
Wellsford	1,700	200	NO	NO	YES	0	YES	NO	NO	NO	YES	Rural Village
vv clisivi u			NO	NO	NO	76	NO	NO	YES	NO	VEC	
Takanini Kingseat	6,222 792	300 792	NO NO	NO	NO YES	19	YES	NO	NO	NO NO	YES NO	Rural Village

Sustainable Intensive Centres

This matrix orders centres by their overall rating on all the attributes for sustainable intensive centres. For the purpose of reaching an overall score, the attributes have been weighted as follows:

"NO" = 0 "YES" = 2

"HIGH" = 3

For attributes with numerical values, the thresholds for NO/YES/HIGH are indicated by the shading on the matrix

Predictably many of the non-metropolitan centres, with their small size, poor transport and infrastructure links are near the bottom of the table, while the top of the table highlights larger centres with most of the right conditions for intensive residential living.

Amongst these are centres like Devonport, which has never been suggested as a candidate for significant intensification, but nevertheless exhibits as it already is, all the attributes for a sustainable compact city lifestyle. It is important that such centres are recognised for what they already are, and if necessary protected (Mairangi Bay for instance may need to be protected from losing its supermarket to a more vehicular "strategic" location like Windsor Park).

"MARKET ATTRACTIVE" CENTRES		iař		ity	ioi ^k	sor /.i	.r. //	, regiter light	zert /		Productive D.	Cuisor
Ordered by their overall rating as candidates for	" Popula	Euture Capacity	A Acti	planning frame	got Realing Protect	Market Mortent	Ded	nuation at English		Rublich Counced	, Jue 9	`
Sustainable Intensive	ont it	le Cak	SityO	ring fr.	iling F.	let Mc	Derital	ical El.	Transport	idwow	Struct	
Centres	Curre	Futun	Diversity	Plant.	Retain	Mark	Prosper	Physical	Trans	Public	Infra	Category
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Market Potential
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Market Potential
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Market Potential
Remuera	13,882	261	YES	NO	YES	323	HIGH	YES	YES	YES	YES	Market Potential
Howick	11,709	242	NO	NO	YES	1,001	HIGH	HIGH	YES	YES	YES	Market Potential
Orewa	7,406	536	YES	NO	YES	269	YES	YES	YES	YES	YES	Market Potential
Ellerslie	22,831	160	YES	NO	YES	481	YES	NO	YES	YES	YES	Market Potential
Pt Chevalier	12,793	295	YES	NO	YES	194	YES	YES	YES	YES	YES	Market Potential
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	Market Potential
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Market Potential
Highbury	3,467	771	YES	NO	YES	147	YES	YES	YES	YES	NO	Market Potential
Botany Downs	9,350	600	NO	NO	NO	1,902	YES	YES	YES	NO	YES	Market Potential
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Market Potential
Pine Harbour	1,000	200	NO	NO	YES	0	YES	YES	YES	NO	YES	Market Potential
Stonefields	2,937	300	NO	NO	NO	537	YES	NO	NO	NO	YES	Market Potential

"Market Attractive" Centres

This matrix orders the "Market Attractive" centres from the discussion document by their overall rating on the attributes for sustainable intensive centres.

The planning framework is the main attribute that needs intervention to free these centres up to meet their potential. This means market-based carparking requirements, design controls, structure planning, and in some cases encouragement of greater diversity and protection from out-of-centre retail.

Some of the centres like Highbury and Ellerslie also need investment interventions.

"REGENERATION" CENTRES		2						Į, tr	/		nerty.	ádr
Ordered by their overall rating as candidates for Sustainable Intensive Centres	Curent Popula	kidan Kuture Capacity	Diversity of Acti	gieri Patrining francë	agott Recalifie Protect	have thoners	green de la constitución de la c	Privided Environ	Transport.	Publicity Chured	Proberd	o ^{nP} Category
Henderson	12,292	3,000	HIGH	YES	YES	574	YES	NO	YES	HIGH	YES	Regeneration
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	Regeneration
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Papakura	11,140	500	YES	NO	YES	186	YES	YES	HIGH	HIGH	YES	Regeneration
Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	Regeneration
Avondale	12,064	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Regeneration
Glen Innes	13,716	614	YES	NO	YES	401	NO	NO	YES	YES	YES	Regeneration
Northcote	8,882	400	YES	NO	NO	72	YES	YES	YES	HIGH	YES	Regeneration
Papatoetoe	12,088	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Glen Eden	7,443	200	NO	NO	YES	73	YES	YES	YES	YES	YES	Regeneration
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO	YES	NO	YES	Regeneration
Manurewa	12,776	312	YES	NO	YES	181	YES	NO	YES	NO	YES	Regeneration
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Regeneration
Hunters Corner	13,020	501	NO	NO	YES	193	YES	NO	YES	NO	YES	Regeneration
Panmure	10,051	674	NO	NO	NO	261	NO	YES	YES	HIGH	YES	Regeneration
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	Regeneration
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	Regeneration
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Regeneration

"Regeneration" Centres

This matrix orders the "Regeneration" centres from the discussion document by their overall rating on the attributes for sustainable intensive centres.

Although there are some centres (Northcote, Papakura, Manukau City Centre, Glen Eden, Panmure), where an enabling and protecting planning framework is the main intervention needed, most of these centres need a significant investment in improvements to the public realm and public facilities.

"EMERGENT" CENTRES		ž.	/	/. /	/* /	//		tion	-it	/	opertri	isjon
Ordered by their overall rating as Sustainable Intensive Centres	Current Popula	titor future Capacity	Diversity of Acti	planning france	Retailing Protect	id.	ar. Prospectivi Dest	Rensical Environ	ransport.	Publich Curred	pro.	Category
Westgate - MN	3,789	4,000	YES	YES	YES	283	YES	NO	YES	YES	YES	Emergent
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Emergent
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Emergent
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	Emergent
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Emergent
Highland Park	10,000	200	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	Emergent
Morningside	12,000	300	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Three Kings	13,000	100	NO	NO	YES	0	YES	NO	NO	HIGH	YES	Emergent
Sylvia Park	9,416	400	NO	NO	NO	108	YES	NO	YES	NO	YES	Emergent
Silverdale	1,000	300	NO	NO	NO	0	YES	NO	YES	NO	YES	Emergent

"Emergent" Centres

This matrix orders the "Emergent" centres from the discussion document by their overall rating on the attributes for sustainable intensive centres.

Many of these centres have been categorised as emergent because they are not currently recognised as centres in their District Plans, or because they comprise a single retail complex in private ownership. Some like Morningside might be more appropriate in another category.

The main issues with most of these centres are their lack of diversity, the quality of the public realm, the lack of public facilities, and the need for an enabling planning framework to enable them to transition into truly sustainable centres serving their communities.

Albany Centre	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	8,747
Residents	198
Employees	5,510
Tertiary Students	3,000
Capacity (Futuredwellings on business-zoned land)	5,327
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	YES
Range of shops - convenience and comparison	YES
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	NO
Other civic and community facilities: stadium, tertiary, school; court	YES
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	YES
Industrial Services 29% Commercial / Office 21%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Protected from retail, but office development is occuring much quicker in adjacent business zones	
Market Momentum (residential building consents)	77

Albany Centre	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient						
Prosperity & property values	YES					
Deprivation Index	7					
Median household income						
Average Land values in catchment of the centre (per m ²)	\$334.17					
Capitalisation ratio of improvements to capital value	40.1%					
Land values in commercial centre						
Land value appreciation over time within commercial centre						
Investor ownership (%age not owner-occupied)						
Physical Environment	NO					
Amenity, quality of centre environment	NO					
Context and setting, recreation options	YES					
Transport	YES					
Public Transport quality: bus	HIGH					
Road Access	HIGH					
Walkability	NO					
Publicly-owned Property	YES					
Infrastructure provision	HIGH					
Adequacy of existing						
Major planned improvements (with dates)						

Albany Village	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	2,018
Residents	2,000
Employees	6
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library; council AO	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Commercial / Servios Office O% Industrial 100%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	27

Albany Village	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$391.23
Capitalisation ratio of improvements to capital value	48.2%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Auckland Airport	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	10,933
Residents	12
Employees	10,900
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 21% Industrial 69% Retail Commercial / 7% Office 3%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	2

Auckland Airport	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$39.69
Capitalisation ratio of improvements to capital value	32.4%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	HIGH
Walkability	NO
Publicly-owned Property	HIGH
Infrastructure provision	HIGH
Adequacy of existing	
Major planned improvements (with dates)	

Avondale	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,064
Residents	5,925
Employees	1,432
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	592
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 51% Retail 26% Commercial / Office 16% Industrial 7%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	595

Avondale	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$500.29
Capitalisation ratio of improvements to capital value	44.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Balmoral	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,680
Residents	6,459
Employees	1,167
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	481
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 57% Retail 11% Commercial / Office Industrial 18% 14%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Narket Momentum (residential building consents)	135

Balmoral	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$590.66
Capitalisation ratio of improvements to capital value	44.2%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Beach Haven	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	8,374
Residents	7,000
Employees	141
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	100
versity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: -	
Residential apartments in centre	
Community Services 66% Retail 11% Commercial / Industrial Office 10% 13%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	1
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	YES
<u> </u>	
arket Momentum (residential building consents)	71

Beach Haven	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	YES	
Deprivation Index	6	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$426.69	
Capitalisation ratio of improvements to capital value	46.1%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	NO	
Amenity, quality of centre environment	NO	
Context and setting, recreation options	YES	
Transport	NO	
Public Transport quality: bus	NO	
Road Access	YES	
Walkability	YES	
Publicly-owned Property	NO	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

Belmont	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,702
Residents	10,000
Employees	292
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: arts centre; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail 6% Commercial / Industrial Office 20% 11% Services 63%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	39

Belmont	
Attributes supporting sustainable town centre intensification	Rating

YES	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$564.40
Capitalisation ratio of improvements to capital value	42.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Botany Downs	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	9,350
Residents	5,757
Employees	3,344
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	600
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community	
Industrial Services 3% 32% Betail	
Retail	
Commercial / 55% Office	
10%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	1902

Botany Downs	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$476.12
Capitalisation ratio of improvements to capital value	47.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus, QTN, major interchange	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Browns Bay	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	18,405
Residents	891
Employees	1,857
Tertiary Students	15,000
Capacity (Futuredwellings on business-zoned land)	1,000
Diversity of Activity in Town Centre/Business Zone	HIGH
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, leisure centre; council AO	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Diversity of Daytime Employment (in business zones)	
Retail	
Community 28%	
Services Commercial /	
Industrial Office	
7% 11%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	144

Browns Bay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$575.87
Capitalisation ratio of improvements to capital value	44.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	HIGH
Transport	YES
Public Transport quality:	YES
Road Access	NO
Walkability	HIGH
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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CBD	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	126,237
Residents	20,601
Employees	89,585
Tertiary Students	10,000
Capacity (Futuredwellings on business-zoned land)	18,927
Diversity of Astivity in Town Contro / Business 70mg	HIGH
Diversity of Activity in Town Centre/Business Zone	піоп
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: hospital, stadium, domain, tertiary, library;	
council, police, court	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 43% Industrial 10%	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	11240

CBD	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$1,671.81
Capitalisation ratio of improvements to capital value	44.8%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	HIGH
Transport	HIGH
Public Transport quality: bus, train, ferry	HIGH
Road Access	HIGH
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	HIGH
Adequacy of existing	
Major planned improvements (with dates)	

City Fringe	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	75,313
Residents	22,701
Employees	34,666
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	8,852
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 40% Industrial 21%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	3172

City Fringe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$801.61
Capitalisation ratio of improvements to capital value	44.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	HIGH
Transport	HIGH
Public Transport quality:	HIGH
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Clevedon	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	300
Residents	300
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Coloragio de la Coloragio de l	
Stiffigig es	
O 9 8%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Clevedon	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$ -
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	
Context and setting, recreation options	
Transport	NO
Public Transport quality:	NO
Road Access	NO
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	NO
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data for this centre estimated only.

Constellation Drive	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	10,744
Residents	3,462
Employees	4,243
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	300
versity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Services 24% Industrial 43% Retail Commercial / 10% Office 23%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	NO
arket Momentum (residential building consents)	161

Constellation Drive	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$478.36
Capitalisation ratio of improvements to capital value	46.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	HIGH
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Devonport	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	15,024
Residents	13,000
Employees	845
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	240
Diversity of Activity in Town Centre/Business Zone	HIGH
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library; council AO	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Retail	
Services 35%	
36%	
Commercial /	
Industrial Office	
16%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Narket Momentum (residential building consents)	50

Devonport	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	HIGH
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$859.42
Capitalisation ratio of improvements to capital value	42.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	HIGH
Transport	YES
Public Transport quality: ferry	YES
Road Access	YES
Walkability	HIGH
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Ellerslie	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	22,831
Residents	4,635
Employees	14,257
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	160
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail 2% Community Services 48% Commercial / Office 38% Industrial 12%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	481

Ellerslie	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$566.25
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
Transport	
Public Transport quality:	HIGH
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Favona	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,537
Residents	6,258
Employees	1,430
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	400
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket - Concord Superette not big enough to count	NO
Range of shops - 5 small convenience stores in a single building, plus a service	NO
station	
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	NO
Library	NO
Other civic and community facilities:	NO
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	NO
Community Services 17% Industrial 37% Retail 1% Commercial / Office 45%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	774

Favona	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$408.62
Capitalisation ratio of improvements to capital value	47.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	
Public Transport quality:	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Flat Bush	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	353
Residents	258
Employees	41
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	2,000
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail O% Community Services Industrial 27% Commercial / Office 20%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	309

Flat Bush	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$336.13
Capitalisation ratio of improvements to capital value	45.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	N/A
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	N/A
Road Access	YES
Walkability	N/A
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Glen Eden	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	7,443
Residents	6,000
Employees	591
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, school; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 50% Commercial / Industrial 12% 15%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	73

Glen Eden	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$362.88
Capitalisation ratio of improvements to capital value	47.8%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: RTN, QTN, LCN	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Glen Innes	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,716
Residents	4,977
Employees	2,170
Tertiary Students	2,000
Capacity (Futuredwellings on business-zoned land)	614
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 27% Industrial 39% Commercial / Office 9%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
,	
Market Momentum (residential building consents)	401

Glen Innes	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$390.81
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Glenfield	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	9,306
Residents	6,384
Employees	1,665
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
•	
Library	
Other civic and community facilities: library, leisure centre; council AO	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community	
Services	
40%	
_Commercial /	
Industrial Office	
2%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	54

Glenfield	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$453.42
Capitalisation ratio of improvements to capital value	46.3%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Grey Lynn	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	17,682
Residents	7,848
Employees	1,563
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	772
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 49% Industrial 23% Commercial / Office 11%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	294

Grey Lynn	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$631.34
Capitalisation ratio of improvements to capital value	43.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Hauraki Corner	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	14,233
Residents	12,000
Employees	382
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 35% Commercial / Office 10%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	76

Hauraki Corner	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	HIGH
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$743.08
Capitalisation ratio of improvements to capital value	42.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	HIGH
Transport	NO
Public Transport quality: bus	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Helensville	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,800
Residents	1,800
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	YES
Range of shops - convenience and comparison	YES
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	YES
Other civic and community facilities:	YES
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	YES
CoCorresconduly 2 Saffingees 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Helensville	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	
Median household income	
Average Land values in catchment of the centre (per m ²)	\$ -
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	
Context and setting, recreation options	
Transport	NO
Public Transport quality:	
Road Access	
Walkability	
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic for this centre is currently estimated only

Henderson	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,292
Residents	2,559
Employees	6,684
Tertiary Students	1,000
Capacity (Futuredwellings on business-zoned land)	3,000
Discussion of Activities in Tours Country / Dusiness 70.00	ШСП
Diversity of Activity in Town Centre/Business Zone	HIGH
Supermarket	YES
Range of shops - convenience and comparison	YES
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	YES
Other civic and community facilities: library, community, pool, tertiary, school;	YES
council, police, court	
Residential apartments in centre	YES
Diversity of Daytime Employment (in business zones)	YES
Community Services 47% Commercial / Office Industrial 20% 13%	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	574

Henderson	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$365.62
Capitalisation ratio of improvements to capital value	46.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: RTN, QTN, freight, motorway	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Highbury	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	3,467
Residents	1,035
Employees	1,787
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	771
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library; council AO	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 36% Industrial Office 23%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	147

Highbury	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$629.19
Capitalisation ratio of improvements to capital value	47.3%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	NO
Adequacy of existing - No capacity for wastewater	NO
Major planned improvements (with dates)	

Highland Park	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	10,000
Residents	10,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services	
Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)	NO
CoCorrectable delle composition delle compositi	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Highland Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	
Median household income	
Average Land values in catchment of the centre (per m ²)	
Capitalisation ratio of improvements to capital value	\$ -
Land values in commercial centre	0.0%
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	
Context and setting, recreation options	
Transport	YES
Public Transport quality:	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic for this centre is currently estimated only

Homai	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	8,800
Residents	3,513
Employees	2,092
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	149
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail 1% Industrial 42% Community Services 57%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	109

Homai	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$345.02
Capitalisation ratio of improvements to capital value	43.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus, train	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Howick	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,709
Residents	5,442
Employees	1,563
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	242
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 50% Retail 19% Commercial / Office 21% Industrial 10%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Narket Momentum (residential building consents)	1001

Howick	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	HIGH
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$511.58
Capitalisation ratio of improvements to capital value	43.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: bus, QTN	YES
Road Access	YES
Walkability	HIGH
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Huapai	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	180
Residents	93
Employees	3
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	200
versity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Commercial / Servi ces 0% Industrial 100%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	NO
arket Momentum (residential building consents)	1

Huapai	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$404.03
Capitalisation ratio of improvements to capital value	47.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	NO
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Hunters Corner	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,020
Residents	6,165
Employees	1,938
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	501
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 40% Industrial Office 15% Commercial / Office 21%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	193

Hunters Corner	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$489.53
Capitalisation ratio of improvements to capital value	44.4%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus, QTN	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Kingseat	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	792
Residents	351
Employees	168
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	792
iversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 86%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	YES
larket Momentum (residential building consents)	19

Kingseat	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$90.86
Capitalisation ratio of improvements to capital value	42.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	N/A
Context and setting, recreation options	N/A
Transport	NO
Public Transport quality:	N/A
Road Access	YES
Walkability	N/A
Publicly-owned Property	NO
Infrastructure provision	NO
Adequacy of existing	
Major planned improvements (with dates)	

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Kumeu	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,761
Residents	447
Employees	885
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	253
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 17% Industrial 60% Commercial / Office 12%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	91

Kumeu	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$234.36
Capitalisation ratio of improvements to capital value	45.2%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	NO
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Mairangi Bay	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	6,139
Residents	4,848
Employees	454
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	YES
Range of shops - convenience and comparison	YES
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	NO
Other civic and community facilities:	YES
Residential apartments in centre	YES
Diversity of Daytime Employment (in business zones)	YES
Community Services 42% Industrial 9% Commercial / Office 17%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Vulnerable to strategic re-locations to Windsor Park	
Market Momentum (residential building consents)	94

Mairangi Bay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	HIGH	
Deprivation Index	2	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$550.39	
Capitalisation ratio of improvements to capital value	42.8%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	HIGH	
Amenity, quality of centre environment	HIGH	
Context and setting, recreation options	HIGH	
Transport	YES	
Public Transport quality:	NO	
Road Access	NO	
Walkability	HIGH	
Publicly-owned Property	NO	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

Mangere	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,634
Residents	5,028
Employees	1,692
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	328
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Commercial / Office Services Industrial 5% 4%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	129

Mangere	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	NO	
Deprivation Index	9	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$382.69	
Capitalisation ratio of improvements to capital value	46.6%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	NO	
Amenity, quality of centre environment	NO	
Context and setting, recreation options	YES	
Transport	NO	
Public Transport quality: bus, QTN, local interchange	YES	
Road Access	YES	
Walkability	NO	
Publicly-owned Property	YES	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

Mangere Bridge	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	7,241
Residents	6,000
Employees	122
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community	
Industrial Services Retail	
9% 30% 47%	
Commercial	
/ Office	
14%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	83

Mangere Bridge	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	YES	
Deprivation Index	7	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$437.09	
Capitalisation ratio of improvements to capital value	46.6%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	YES	
Amenity, quality of centre environment	YES	
Context and setting, recreation options	HIGH	
Transport	YES	
Public Transport quality: bus, QTN	NO	
Road Access	YES	
Walkability	YES	
Publicly-owned Property	NO	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

Manukau City	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,947
Residents	1,659
Employees	10,962
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	3,000
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	YES
Range of shops - convenience and comparison	YES
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	YES
Other civic and community facilities: stadium, library, tertiary; council, court,	YES
police	
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	YES
Community Services 43% Industrial Office 19%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	362

Manukau City	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	YES	
Deprivation Index	8	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$311.40	
Capitalisation ratio of improvements to capital value	45.7%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	YES	
Amenity, quality of centre environment	NO	
Context and setting, recreation options	YES	
Transport	HIGH	
Public Transport quality: bus, train, RTN, bus/rail interchange	HIGH	
Road Access	HIGH	
Walkability	NO	
Publicly-owned Property	HIGH	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

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Manurewa	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,776
Residents	5,811
Employees	1,868
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	312
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones) Retail 18% Community Services 63% Community Industrial 7%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
<u> </u>	
Narket Momentum (residential building consents)	181

Manurewa	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$399.09
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus, train, QTN, RTN, local interchange	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Middlemore	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,772
Residents	4,368
Employees	5,849
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail 16dom arcial / 19 ffice 2% Community Services 97%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	NO
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Market Momentum (residential building consents)	170

Middlemore	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$210.58
Capitalisation ratio of improvements to capital value	45.8%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Market Attractive" Attributes that may indicate planning interventions if deficient opulation in 10-minute catchment (residents / workers / tertiary students) Residents Employees 1,181 0 apacity (Futuredwellings on business-zoned land) Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	Milford	
Residents Employees Tertiary Students Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial/ Office 27% Retail 39% Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	Attributes supporting sustainable town centre intensification	Rating
Residents Employees Tertiary Students apacity (Futuredwellings on business-zoned land) apacity (Futuredwellings on business-zoned land) siversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial / 8% Office 27% Anabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	Market Attractive" Attributes that may indicate planning interventions if deficient	
Employees Tertiary Students apacity (Futuredwellings on business-zoned land) apacity (Futuredwellings on business-zoned land) apacity (Futuredwellings on business-zoned land) siversity of Activity in Town Centre/Business Zone YES Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial / 0ffice 27% Anabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	opulation in 10-minute catchment (residents / workers / tertiary students)	7,661
Tertiary Students 0 apacity (Futuredwellings on business-zoned land) 300 iversity of Activity in Town Centre/Business Zone YES Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Pabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	Residents	5,190
apacity (Futuredwellings on business-zoned land) iversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial / 8% Office 27% Abbling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	Employees	1,181
iversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	Tertiary Students	0
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Anabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	apacity (Futuredwellings on business-zoned land)	300
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Anabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Diversity of Activity in Town Centre/Rusiness Zone	YFS
Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines		I LJ
Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Pabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	·	
Banks, medical and professional services Library Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	·	
Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Anabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES		
Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% Pabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines retection from nearby out-of-centre retailing YES	·	
Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Library	
Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 26% Industrial Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Other civic and community facilities: library, leisure centre; council AO	
Diversity of Daytime Employment (in business zones) Community Services 26% Industrial 39% Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	,	
Community Services 26% Industrial 39% Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	·	
Services 26% Industrial Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES		
26% Industrial Commercial / 8% Office 27% NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Katail Ratail	
Commercial / Office 27% Mabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	20%	
Office 27% Mabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	8%	
27% Mabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES		
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES		
Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	nabling planning framework	NO
Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Quality intensification a permitted activity in res zones	
Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	Quality intensification a permitted activity in business zones	
Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	·	
Existence of structure plan, area plan, precinct plan, design guidelines rotection from nearby out-of-centre retailing YES	, ,	
rotection from nearby out-of-centre retailing YES		
		YES
		1.20
larket Momentum (residential building consents) 90	Narket Momentum (residential building consents)	90

Milford	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	HIGH
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$793.20
Capitalisation ratio of improvements to capital value	43.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	HIGH
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Morningside	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,000
Residents	12,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	NO
Library	YES
Other civic and community facilities:	NO
Residential apartments in centre	YES
Diversity of Daytime Employment (in business zones)	YES
Co© ordensolic ill#⊿ Satiside es O 0% %	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Morningside	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$ -
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data for this centre is currently an estimate only

Mt Albert	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	17,402
Residents	6,948
Employees	2,256
Tertiary Students	2,000
Capacity (Futuredwellings on business-zoned land)	323
	
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones) Commercial / Retail Office 5% 13% Community Services 79%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	175

Mt Albert	
Attributes supporting sustainable town centre intensification	

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$566.52
Capitalisation ratio of improvements to capital value	44.2%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Mt Roskill	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	14,288
Residents	7,302
Employees	782
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	278
iversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 45% Commercial 13% / Office 21% Industrial 21%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
	- 110
larket Momentum (residential building consents)	416

Mt Roskill	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$517.07
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

New Lynn	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,561
Residents	4,095
Employees	6,207
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	3,107
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, community, school; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 33% Industrial 30% Commercial / Office 9%	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	667

New Lynn	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$358.81
Capitalisation ratio of improvements to capital value	46.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	YES
	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Newmarket	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	29,447
Residents	6,588
Employees	17,594
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	2,375
Diversity of Activity in Town Centre/Business Zone	HIGH
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: school; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 28% Industrial Industrial 18% Commercial / Office 37%	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	871

Newmarket	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	YES	
Deprivation Index	4	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$819.24	
Capitalisation ratio of improvements to capital value	45.0%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	YES	
Amenity, quality of centre environment	YES	
Context and setting, recreation options	YES	
Transport	HIGH	
•	HIGH	
Road Access	YES	
Walkability	YES	
Publicly-owned Property	YES	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

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Northcote	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	8,882
Residents	6,284
Employees	603
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	400
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, arts centre;	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 46% Industrial 7% Retail 39% Commercial / Office 8%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Vulnearable to Wairau Valley business zone	
Market Momentum (residential building consents)	72

Northcote	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient		
Prosperity & property values	YES	
Deprivation Index	7	
Median household income		
Average Land values in catchment of the centre (per m ²)	\$495.32	
Capitalisation ratio of improvements to capital value	45.0%	
Land values in commercial centre		
Land value appreciation over time within commercial centre		
Investor ownership (%age not owner-occupied)		
Physical Environment	YES	
Amenity, quality of centre environment	YES	
Context and setting, recreation options	NO	
Transport	YES	
Public Transport quality: bus	NO	
Road Access	YES	
Walkability	YES	
Publicly-owned Property	HIGH	
Infrastructure provision	YES	
Adequacy of existing		
Major planned improvements (with dates)		

Onehunga	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,745
Residents	4,920
Employees	4,646
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	1,891
Diversity of Activity in Town Centre/Business Zone	HIGH
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 29% Industrial 43% Office 9%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	VEC
Protection from nearby out-of-centre retailing	YES
	504
Market Momentum (residential building consents)	584

Onehunga	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$527.84
Capitalisation ratio of improvements to capital value	44.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	HIGH
Public Transport quality:	HIGH
Road Access	HIGH
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Orewa	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	7,406
Residents	2,799
Employees	2,162
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	536
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library; council	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 55% Commercial Industrial 7% Retail 25% Commercial 13%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
larket Momentum (residential building consents)	269

Orewa	
Attributes supporting sustainable town centre intensification	Rating

rosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$531.74
Capitalisation ratio of improvements to capital value	46.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
nysical Environment	YES
Amenity, quality of centre environment	NO
Context and setting, recreation options	HIGH
ansport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	NO
ublicly-owned Property	YES
frastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Otahuhu	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	18,563
Residents	6,939
Employees	5,042
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	1,725
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: hospital, tertiary, library; court	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 48% Industrial 36% 8% Retail 8% Commercial / Office	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	335

Otahuhu	
Attributes supporting sustainable town centre intensification	Rating

rosperity & property values	NO
Deprivation Index	10
Median household income	
Average Land values in catchment of the centre (per m ²)	\$439.77
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
nysical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
ansport	YES
Public Transport quality: bus, train	YES
Road Access	YES
Walkability	YES
ublicly-owned Property	YES
frastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Otara	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	16,179
Residents	5,478
Employees	2,358
Tertiary Students	3,000
Capacity (Futuredwellings on business-zoned land)	284
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library Other sixio and community facilities	
Other civic and community facilities:	
Residential apartments in centre Diversity of Daytime Employment (in business zones)	
Retail Industrial Commercial 13% / Office 4% Community Services 80%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	47

Otara	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	10
Median household income	
Average Land values in catchment of the centre (per m ²)	\$322.79
Capitalisation ratio of improvements to capital value	45.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Pakuranga	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	9,630
Residents	4,248
Employees	1,566
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	340
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 45% Industrial 7% Retail 36% Commercial / Office 12%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	154

Pakuranga	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$505.02
Capitalisation ratio of improvements to capital value	43.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Panmure	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	10,051
Residents	4,548
Employees	1,894
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	674
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	YES
Library	YES
Other civic and community facilities:	YES
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	YES
Community Services 50% Retail 19% Commercial / Office 16% Industrial 15%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	261

Panmure	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$487.92
Capitalisation ratio of improvements to capital value	45.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Papakura	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,140
Residents	4,005
Employees	3,274
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	500
	\/F0
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, hospital, pool, sportspark; council,	
court, police	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 45% Industrial Office 11%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	186

Papakura	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$402.80
Capitalisation ratio of improvements to capital value	46.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	HIGH
Public Transport quality: bus	HIGH
Road Access	YES
Walkability	YES
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Papatoetoe	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	12,088
Residents	6,093
Employees	811
Tertiary Students	0
pacity (Futuredwellings on business-zoned land)	279
versity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 46% Commercial / Industrial 19% Office 14%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	NO
arket Momentum (residential building consents)	318

Papatoetoe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$453.96
Capitalisation ratio of improvements to capital value	44.3%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Pine Harbour	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,000
Residents	1,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Compressionally 2 Saffingeres	
00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Pine Harbour	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$0.00
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	N/A
Context and setting, recreation options	HIGH
Transport	YES
Public Transport quality:	YES
Road Access	NO
Walkability	N/A
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data for this centre is currently an estimate only

Pt Chevalier	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,793
Residents	4,632
Employees	1,778
Tertiary Students	2,000
Capacity (Futuredwellings on business-zoned land)	295
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Retail 9% Community Services 72% Community	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	\/=0
Protection from nearby out-of-centre retailing	YES
Applied NA consistence (upside orbital building a constant	104
Market Momentum (residential building consents)	194

Pt Chevalier	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$536.57
Capitalisation ratio of improvements to capital value	43.8%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Pukekohe	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	10,187
Residents	3,036
Employees	4,397
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	412
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 48% Commercial / Office Industrial 14% 13%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Any retail or office permitted in Manukau Business Zone	
Market Momentum (residential building consents)	233

Pukekohe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	8
Median household income	
Average Land values in catchment of the centre (per m ²)	\$422.20
Capitalisation ratio of improvements to capital value	46.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	HIGH
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Ranui	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	7,320
Residents	6,000
Employees	153
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, school; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 84% Retail Office 10% Industrial 6%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	174

Ranui	
Attributes supporting sustainable town centre intensification	Rating

rosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$392.64
Capitalisation ratio of improvements to capital value	45.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
nysical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
ansport	YES
Public Transport quality: RTN, LCN	YES
Road Access	YES
Walkability	NO
ublicly-owned Property	YES
frastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Remuera	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	13,882
Residents	6,201
Employees	1,918
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	261
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 52% Commercial / Industrial 8% 20%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	YES
larket Momentum (residential building consents)	323

Remuera	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	HIGH
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$679.48
Capitalisation ratio of improvements to capital value	44.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Royal Oak	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	15,219
Residents	6,672
Employees	2,616
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	136
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 44% Industrial 16% Retail 18% Commercial / Office 22%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Except for recent Pah Rd "Warehouse" decision, which affects all centres	
Market Momentum (residential building consents)	369

Royal Oak	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$544.54
Capitalisation ratio of improvements to capital value	45.4%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Sandringham	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,418
Residents	6,297
Employees	1,391
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	119
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 75% Community Lindustrial 4%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	140

Sandringham	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$537.11
Capitalisation ratio of improvements to capital value	45.2%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	NO
Road Access	YES
Walkability	YES
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Silverdale	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,000
Residents	1,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Co ©ordersoiral ly∕ ∕ Satingic es	
O 08 %	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	0

Silverdale	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$0.00
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data for this centre is currently an estimate only

Smales Farm	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,107
Residents	2,226
Employees	7,868
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	2,400
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 77% Community Services 77%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Barrys Point Rd	
Market Momentum (residential building consents)	262

Smales Farm	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$466.89
Capitalisation ratio of improvements to capital value	43.3%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	HIGH
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

St Lukes	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,049
Residents	5,934
Employees	2,513
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
	1450
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library Other civic and community facilities	
Other civic and community facilities: Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services	
27% Industrial	
Commercial 10% 55%	
/ Office	
8%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	1
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	584

St Lukes	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$602.34
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	NO
Public Transport quality:	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Stoddard	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	15,060
Residents	7,377
Employees	891
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	400
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 42% Industrial 44%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	241

Stoddard	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$469.08
Capitalisation ratio of improvements to capital value	44.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Sunnynook	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,730
Residents	12,000
Employees	350
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Industrial Services 6% 30% Commercial / Office 3%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Wairau Park	
Market Momentum (residential building consents)	48

Sunnynook	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$356.80
Capitalisation ratio of improvements to capital value	42.9%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Swanson	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,936
Residents	1,600
Employees	63
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: school; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Commercial / Industrial Office Services 0% 0%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
Narket Momentum (residential building consents)	30

Swanson	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$370.17
Capitalisation ratio of improvements to capital value	46.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: RTN, LCN	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Sylvia Park	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	9,416
Residents	1,791
Employees	6,038
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	400
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Retail	
Services 23%	
28% Industrial	
33% Commercial /	
Office	
16%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Mt Wellington Highway	
Market Momentum (residential building consents)	108

Sylvia Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$438.23
Capitalisation ratio of improvements to capital value	44.8%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	HIGH
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Takanini	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	6,222
Residents	5,000
Employees	118
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	300
iversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community	
Services 10% 37% Commercial /	
Industrial Commercial / Office	
33% Office 20%	
2070	
abling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	NO
arket Momentum (residential building consents)	76

Takanini	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$398.90
Capitalisation ratio of improvements to capital value	48.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Takapuna	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	14,607
Residents	3,450
Employees	8,229
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	3,000
Diversity of Activity, in Town Contro/Business Zone	YES
Diversity of Activity in Town Centre/Business Zone Supermarket	NO NO
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, leisure centre; council HQ	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 48% Commercial / Office 29%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	442

Takapuna	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$895.07
Capitalisation ratio of improvements to capital value	43.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	HIGH
Transport	YES
Public Transport quality: bus, ferry	YES
Road Access	YES
Walkability	HIGH
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Te Atatu Peninsula	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	8,412
Residents	7,000
Employees	392
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	281
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: school, library; -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Retail	
33%	
_ Commercial /	
Industrial Office	
11%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	220

Te Atatu Peninsula	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$469.03
Capitalisation ratio of improvements to capital value	44.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	YES
Transport	YES
Public Transport quality: LCN, motorway	NO
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Te Mahia	
Attributes supporting sustainable town centre intensification	Rating
'Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	9,490
Residents	4,461
Employees	1,069
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 20% Industrial 75% Commercial Retail / Office 4% 1%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
rotection from nearby out-of-centre retailing	YES
larket Momentum (residential building consents)	139

Te Mahia	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	9
Median household income	
Average Land values in catchment of the centre (per m ²)	\$406.19
Capitalisation ratio of improvements to capital value	45.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality:	HIGH
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Three Kings	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,000
Residents	13,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	YES
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	
Library	YES
Other civic and community facilities:	YES
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	NO
Cocontactivally 2	
Set(i)vic es	
O 2 %	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	VE2
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Three Kings	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$0.00
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	
Context and setting, recreation options	
Transport	NO
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	HIGH
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographoc data for this centre is currently an estimate only

Torbay	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	11,636
Residents	10,000
Employees	199
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket - 4 Square only	NO
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: -	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 34% Industrial 12% Retail 24% Commercial / Office 30%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	74

Torbay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$539.60
Capitalisation ratio of improvements to capital value	43.4%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	NO
Public Transport quality: bus	NO
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

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Waimauku	
Attributes supporting sustainable town centre intensification	Rating
Market Attractive" Attributes that may indicate planning interventions if deficient	
opulation in 10-minute catchment (residents / workers / tertiary students)	1,647
Residents	930
Employees	255
Tertiary Students	0
apacity (Futuredwellings on business-zoned land)	200
iversity of Activity in Town Centre/Business Zone	YES
Supermarket	YES
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	YES
Banks, medical and professional services	YES
Library	NO
Other civic and community facilities:	NO
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	NO
Community Services 42% Industrial 34% 6%	
nabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
otection from nearby out-of-centre retailing	YES
arket Momentum (residential building consents)	189

Waimauku	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$176.67
Capitalisation ratio of improvements to capital value	46.4%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	NO
Public Transport quality:	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	NO
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data for this centre is currently an estimate only

"Market Attributes supporting sustainable town centre intensification "Market Attributes that may indicate planning interventions if deficient Population in 10-minute catchment (residents / workers / tertiary students) Residents Employees Entriary Students Capacity (Futuredwellings on business-zoned land) Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Commercial / Office 21% Enabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Warkworth	
Residents Employees Tertiary Students Capacity (Futuredwellings on business-zoned land) Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Attributes supporting sustainable town centre intensification	Rating
Residents Employees Tertiary Students Capacity (Futuredwellings on business-zoned land) Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality, and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	"Market Attractive" Attributes that may indicate planning interventions if deficient	
Employees Tertiary Students Capacity (Futuredwellings on business-zoned land) Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Population in 10-minute catchment (residents / workers / tertiary students)	1,689
Tertiary Students Capacity (Futuredwellings on business-zoned land) Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Commercial / Office 21% Enabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Residents	279
Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	·	1,128
Diversity of Activity in Town Centre/Business Zone Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework NO Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES		
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Capacity (Futuredwellings on business-zoned land)	300
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES		
Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Industrial 2% Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Diversity of Activity in Town Centre/Business Zone	YES
Enabling planning framework Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES	Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 38% Commercial Industrial	
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines Protection from nearby out-of-centre retailing YES		NO
Protection from nearby out-of-centre retailing YES	Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls,	
		YES
	,	
Market Momentum (residential building consents)	Market Momentum (residential building consents)	11

Warkworth	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$358.14
Capitalisation ratio of improvements to capital value	47.6%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	HIGH
Amenity, quality of centre environment	HIGH
Context and setting, recreation options	YES
Transport	YES
Public Transport quality:	NO
Road Access	YES
Walkability	HIGH
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Wellsford	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,700
Residents	1,700
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Co ∩processival Settings es	
09%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
,	
Market Momentum (residential building consents)	0

Wellsford	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	7
Median household income	
Average Land values in catchment of the centre (per m ²)	\$0.00
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	NO
Public Transport quality:	NO
Road Access	YES
Walkability	YES
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Westgate - MN	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	3,789
Residents	1,518
Employees	1,347
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	4,000
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	123
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities: library, community, pool, school; - Residential apartments in centre Diversity of Daytime Employment (in business zones) Community Services 28% Industrial Commercial 8% / Office 9%	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	283

Westgate - MN	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	6
Median household income	
Average Land values in catchment of the centre (per m ²)	\$399.74
Capitalisation ratio of improvements to capital value	46.5%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	N/A
Context and setting, recreation options	N/A
Transport	YES
Public Transport quality: QTN, LCN, motorway	YES
Road Access	HIGH
Walkability	N/A
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Whangaparoa	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	3,000
Residents	3,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
CoCo rdensolially ⊿ Stillyd ees O 9 %	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Whangaparoa	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	5
Median household income	
Average Land values in catchment of the centre (per m ²)	\$0.00
Capitalisation ratio of improvements to capital value	0.0%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	YES
Transport	NO
Public Transport quality:	NO
Road Access	NO
Walkability	NO
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Demographic data fopr this centre is currently an estimate only

Windsor Park	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	7,366
Residents	6,000
Employees	262
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Retail 10% 7% Office 3% Services 90%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	76

Windsor Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	4
Median household income	
Average Land values in catchment of the centre (per m ²)	\$486.63
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	NO
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus	YES
Road Access	YES
Walkability	NO
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Stonefields	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	2,937
Residents	390
Employees	2,223
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	
Range of shops - convenience and comparison	
Entertainment - cafes, restaurants, bars, cinema,	
Banks, medical and professional services	
Library	
Other civic and community facilities:	
Residential apartments in centre	
Diversity of Daytime Employment (in business zones)	
Community Services 16% Industrial 62% Retail 7% Commercial / Office 15%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Lunn Avenue	
Market Momentum (residential building consents)	537

Stonefields	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	YES
Deprivation Index	3
Median household income	
Average Land values in catchment of the centre (per m ²)	\$372.82
Capitalisation ratio of improvements to capital value	45.1%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	NO
Amenity, quality of centre environment	N/A
Context and setting, recreation options	NO
Transport	NO
Public Transport quality:	NO
Road Access	NO
Walkability	N/A
Publicly-owned Property	NO
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	