# Memorandum

7 March 2024

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| **To:** | Waitematā Local Board |
| **Subject:** | City Centre update – workshop 12 March 2024 |
| **From:** | Simon Oddie, Priority Location Director – City Centre |
| **Contact information:** | simon.oddie@ekepanuku.co.nz |

## Introduction

1. Staff from across the city centre team who will attend the Waitematā Local Board workshop on 12 March are:
   - Jenny Larking – Head of City Centre Programmes and Midtown Programme Director
   - Naomi Craymer – Principal Strategic Advisor and 'Support Communities' City Centre Action Plan programme lead
   - Susan McGregor-Bevan – Strategic Partnerships – City Centre

## Items for discussion at this workshop:

2. There are the key items for discussion with the Local Board at the 12 March Workshop. These are as follows:

**Item 1: City Centre Action Plan programme: Maximise benefits of CRL | Midtown Programme update**

3. Jenny Larking will give an update on the Midtown programme.

   Attachment: presentation

**Item 2: City Centre Action Plan programme: Support Communities | Growing residential population**

4. Naomi Craymer will share and discuss with the board the initial findings of the work programme to support growing the city centre's residential population. Noting that this data will be updated to reflect the last census figures as this is available throughout 2024.

   Attachment: presentation and memo

## General updates

### City Centre Metrics

5. As a key measure of vitality in the city centre, footfall is regularly monitored by business association Heart of the City at more than 20 sites around the city centre. Queen Street sensors record the highest footfall by some margin.
6. Between 2022 and 2023 footfall increased significantly across key strategic locations including Karangahape (13% higher total annual footfall recorded), Aotea Square (22%), Britomart (25%), lower Queen Street (31%), High Street (35%) and Queen Street at the Civic Theatre (46%).
7. As board members may have experienced, this trend continued in city centre locations over the summer break including High Street (32% higher than Jan 2023), Lower Queen (20%) and

Quay Street (17%). Conversely, the Civic Theatre recorded a 23% drop in footfall compared to January 2023.

8. Further information is available from Heart of the City who also recently released its quarterly insights report for the period September – December 2023. This included a look at how the city centre has performed on a few key metrics compared with the year ended 2022 and there are other positive trends to report.

9. There's been more **spending** - up 13% on 2022 - and more people - up 32% on 2022. While the trend is up, spend is not yet back to 2019, pre-Covid, levels particularly when adjusted for inflation.

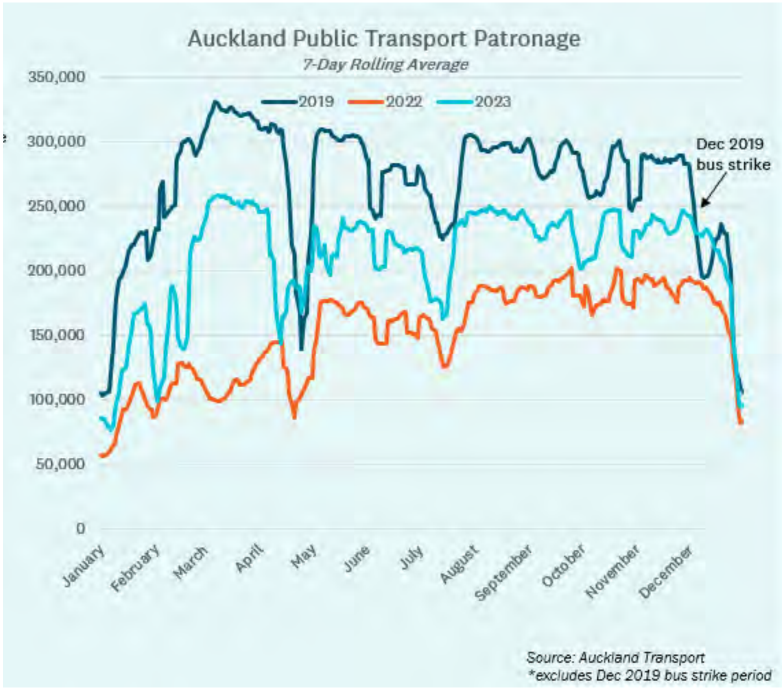
10. **Commercial leasing** continues to be positive, with more businesses locating here (overall business numbers grew by +1% to 15,201).

11. "There is no doubt that the high cost of living and other macro-economic forces saw overall consumer spending down across New Zealand, particularly during the December quarter. Notwithstanding this, the city centre performed well against our regional and national competition, with overall spend down less overall and the number of transactions up." (Heart of the City Quarterly report December 2023)

12. Infometrics released two key metrics last month, for the year to March 2023, including city centre **GDP** growth significantly outpacing that of the rest of the country. GDP in the city centre grew by 9.2 per cent in the year to March 2023, reaching $30.4 billion, according to the latest Auckland City Centre Overview by Infometrics. That growth rate was well ahead of New Zealand as a whole, which increased by 2.8 per cent in the same period. Residential **population numbers** have also begun to increase after a period of decline during the pandemic. Increasing the resident population is a key priority of the City Centre Action Plan and the City Centre Advisory Panel.

13. A quick tally of major **private sector investment** announced or underway in the city centre at the end of 2023 indicated more than $5billion investment across nine developments.

14. Tātaki Auckland Unlimited, a key part of the council group's city centre matrix team, continues to compile data around the city centre's recovery from the pandemic period. There is a marked positive growth in **public transport patronage** between 2022 and 2023 however not yet reaching 2019 levels. Since the peak in 2019 patronage is down around 15%.



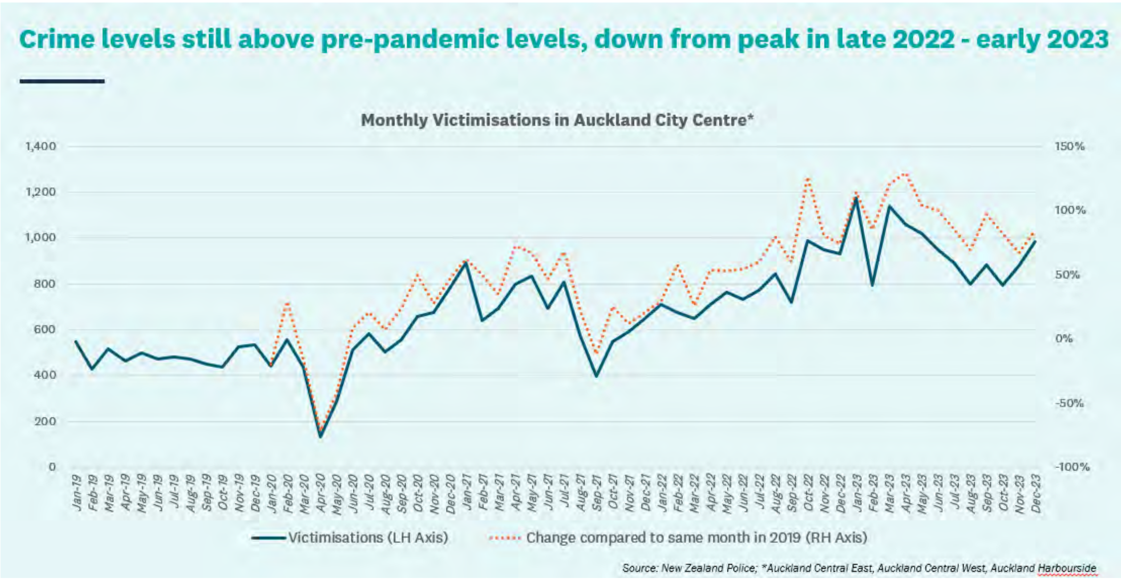
## Enhance people’s experience: City centre safety

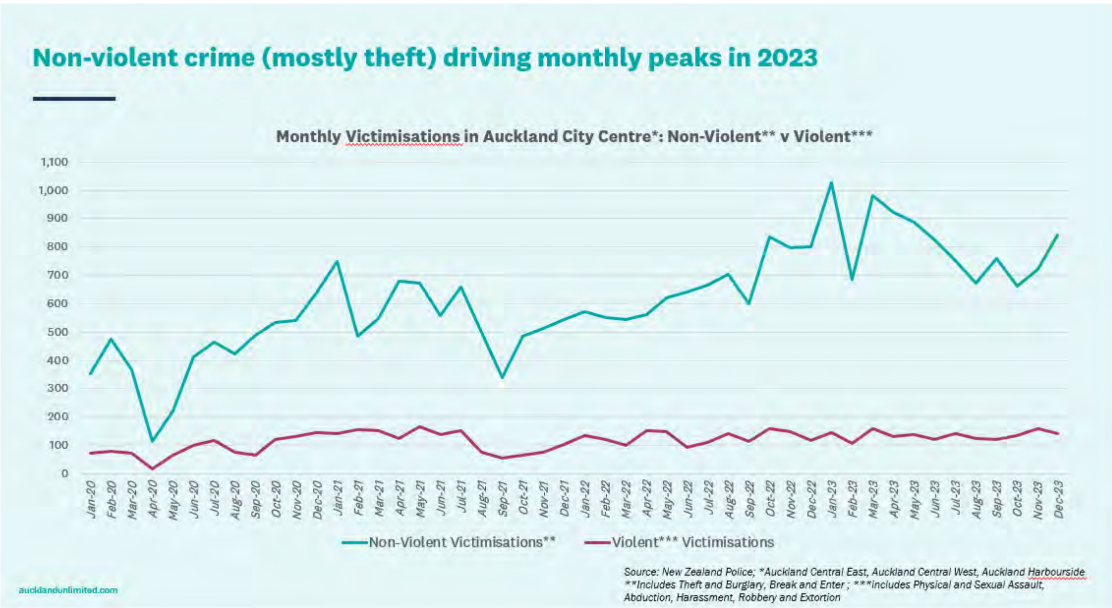
15. Against a positive backdrop of renewed growth, vitality and confidence, issues around anti-social behaviour and disruption continue to impact the city centre experience and targeted interventions are underway with our internal and external partners to shift the dial on these.

16. Noting the Local Board’s focus on issues of safety, a comprehensive update and a briefing on the draft City Centre Safety Plan with associated enhanced investment will be provided to the Board at the next scheduled workshop in April.

17. Police data tells us crime levels are above pre-pandemic levels, primarily driven by retail theft, but they continue to trend down from the peak seen in late 2022 - early 2023. Issues related to aggressive anti-social behaviour and noise continue to impact the experience of people in the city centre, particularly our residents.

18. Eke Panuku as lead agency is taking an active role in this issue, working closely with Craig Hobbs, Auckland Council Director Regulatory Services and the council group’s executive sponsor for safety. An increased City Watch presence, particularly at several ‘hot spots’ around the city centre is a key initiative proposed in the safety action plan.



## Downtown West regeneration – the harbour edge 'stitch'

19. With the sale of the Downtown Carpark now confirmed and the development agreement executed, the Council group is now turning its focus to securing funding for the public good investment in 'Downtown West' as envisaged in the City Centre Masterplan. As per the Governing Body resolution, staff will provide councillors with options for this investment to inform a decision on funding through the LTP (Long-term Plan) process. This potentially includes Lower Hobson Street flyover removal, Custom Street bus improvements (part of city centre bus plan), road network and bus upgrades and potential future public space in the Sturdee Street area.

20. A workshop to seek Local Board views on the potential transport and public realm improvements is planned for April, ahead of consideration by the governing body in May.

# MIDTOWN PROGRAMME UPDATE

12 March 2024

AUCKLAND'S FUTURE IN PROGRESS

# REGENERATING MIDTOWN

- Improve streets around the new CRL station
- Improve bus and active mode infrastructure
- Increase wastewater and power capacity to support growth

# PROJECTS IN MIDTOWN

**Wai Horotiu Queen Street**

(Mayoral Drive to Customs Street)

**Federal Street**

(Mayoral Drive to Wellesley Street)

**Myers Park Underpass**

**Completed**


**Link Alliance Streetscape**

**Te Hā Noa - Victoria Street**

(Elliot Street to Kitchener Street)

**Underway**

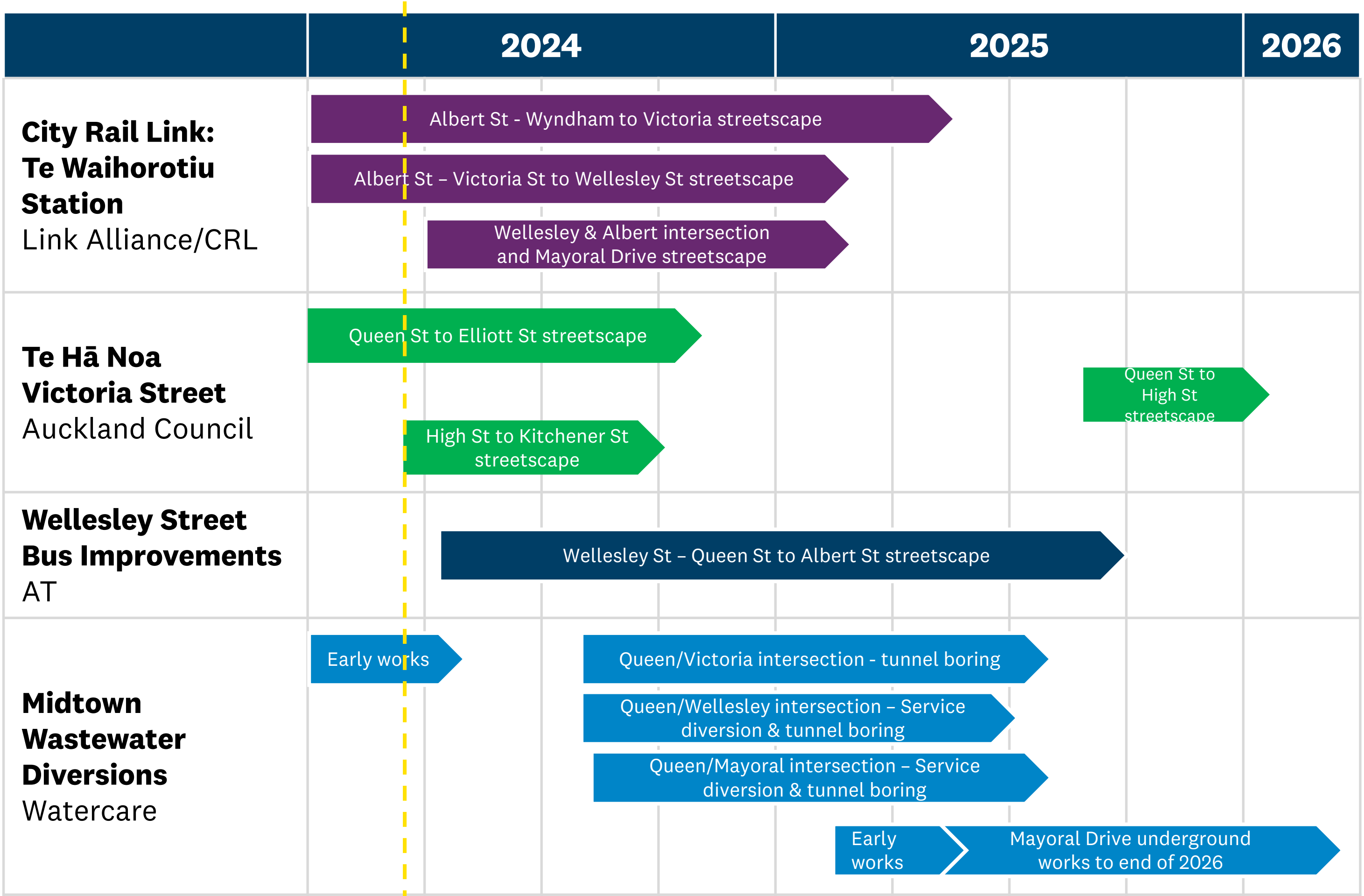
**Wellesley Street Bus Improvements**

(Albert Street to Queen Street)

**Midtown Wastewater Diversion**

**Start early/mid 2024**

# MIDTOWN PROGRAMME CONSTRUCTION TIMELINE




Indicative timing as at 1 March 2023

**AUCKLAND'S FUTURE IN PROGRESS**

# LATEST PROGRESS

# MYERS PARK UNDERPASS UPGRADE

The interactive function of Waimahara will be in place later this year.

# WAI HOROTIU QUEEN STREET UPGRADE
# (Shortland Street to Customs Street)

# FEDERAL STREET ARTWORK - LOST AND FOUND

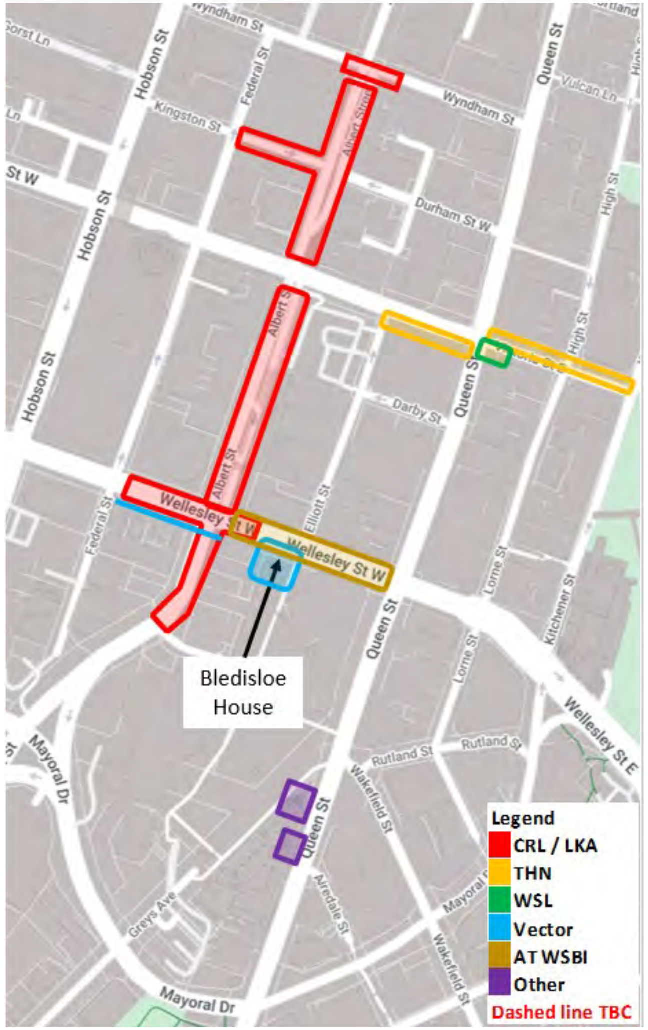
# VICTORIA STREET OPENED TO EAST-WEST TRAFFIC


Photo Credit: NZ Herald

# NEXT PHASE OF CONSTRUCTION

# CONSTRUCTION Q2 - 2024

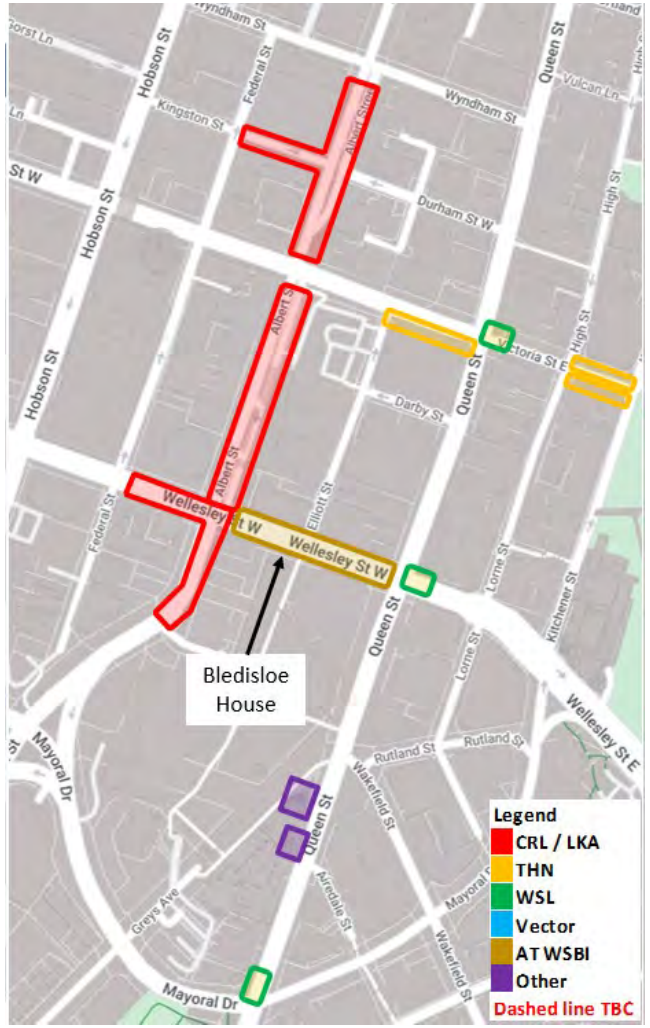
- CRL Streetscape ongoing on Albert Street, Kingston Street, and Wellesley Street, with utility and footpath works to Wyndham Street.
- Te Hā Noa construction ongoing on Victoria Street, two areas, southern side (Elliott Street to Queen Street), and northern (High Street to Kitchener Street).
- Vector infrastructure coordinated with streetscapes work, focused on Wellesley Street and into Bledisloe House.
- Auckland Transport's Wellesley Street Bus Improvement project commences on northern side.
- Auckland Unlimited works to Town Hall (canopy and external restoration).




AUCKLAND'S FUTURE IN PROGRESS

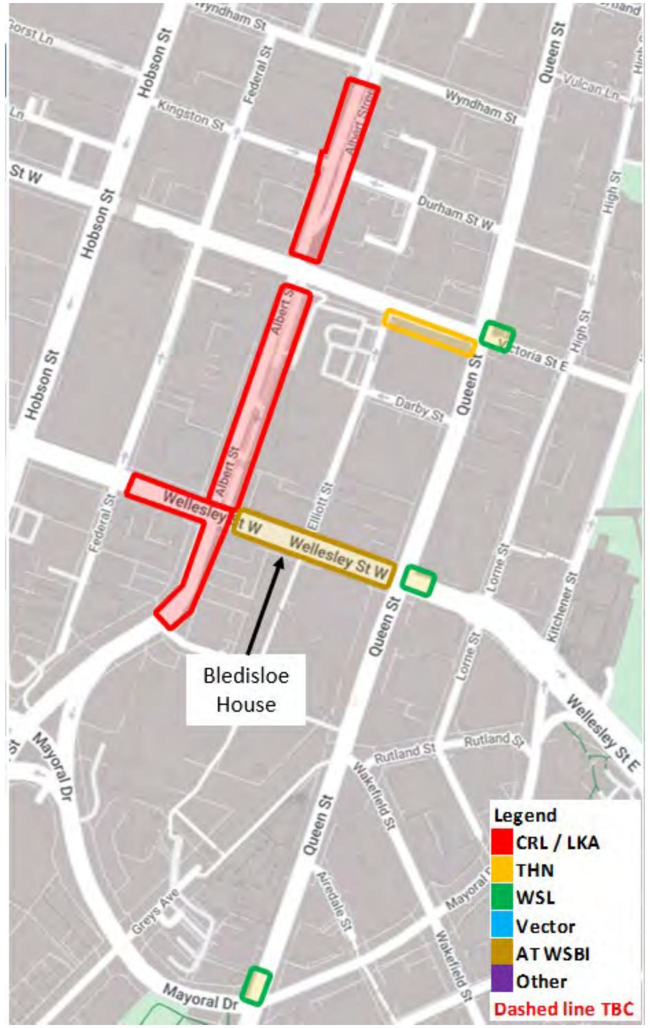
# CONSTRUCTION Q3 - 2024

- CRL Streetscape ongoing on Albert Street, Kingston Street, and Wellesley Street.
- Te Hā Noa construction ongoing on Victoria Street, two areas, southern side (Elliott Street to Queen Street), and changeover from northern to southern (High Street to Kitchener Street).
- Watercare utilities work begins on Victoria Street, Wellesley Street and Mayoral Drive.
- Auckland Transport's Wellesley Street Bus Improvem ent project continues on northern side.
- Auckland Unlimited works to Town Hall (canopy and external restoration) complete this period.



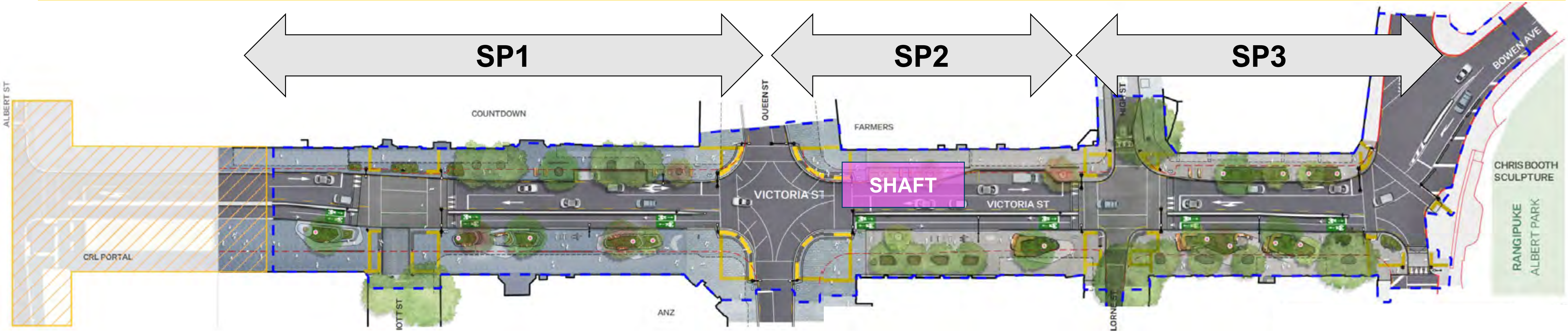
# CONSTRUCTION Q4 - 2024

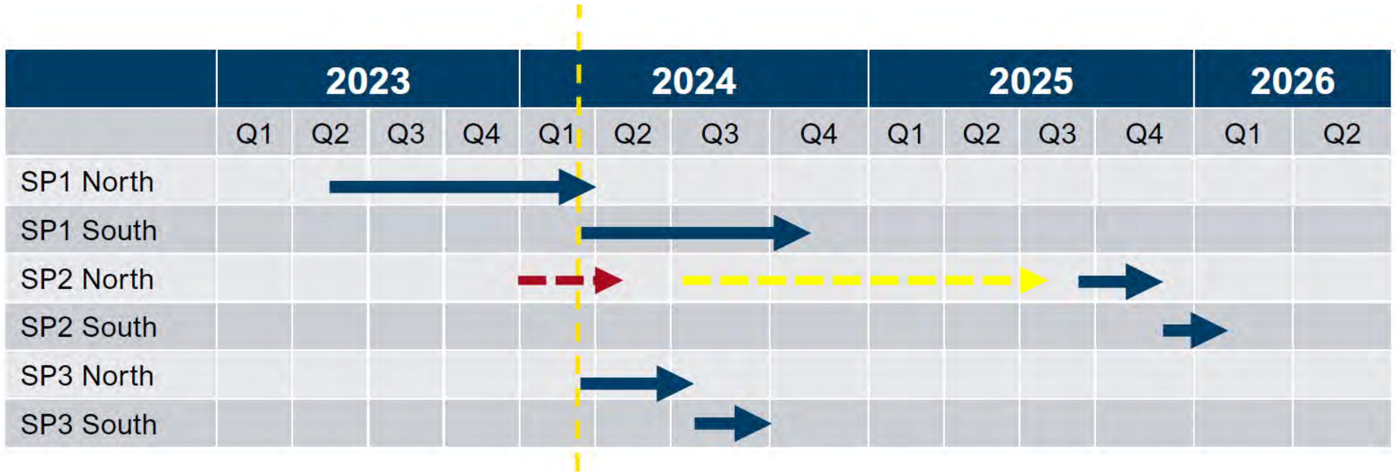
- CRL Streetscape ongoing on Albert Street, Wellesley Street and Mayoral Drive.
- Te Hā Noa construction ongoing on Victoria  Street, s outhern side (Elliott Street to Queen Street).
- Watercare utilities work continue on Victoria Street, Wellesley Street and Mayoral Drive.
- Auckland Transport's Wellesley Street Bus Improvement project continues then shifts from the northern to southern side.




**AUCKLAND'S FUTURE IN PROGRESS**

# Te Hā Noa VICTORIA STREET PHASING



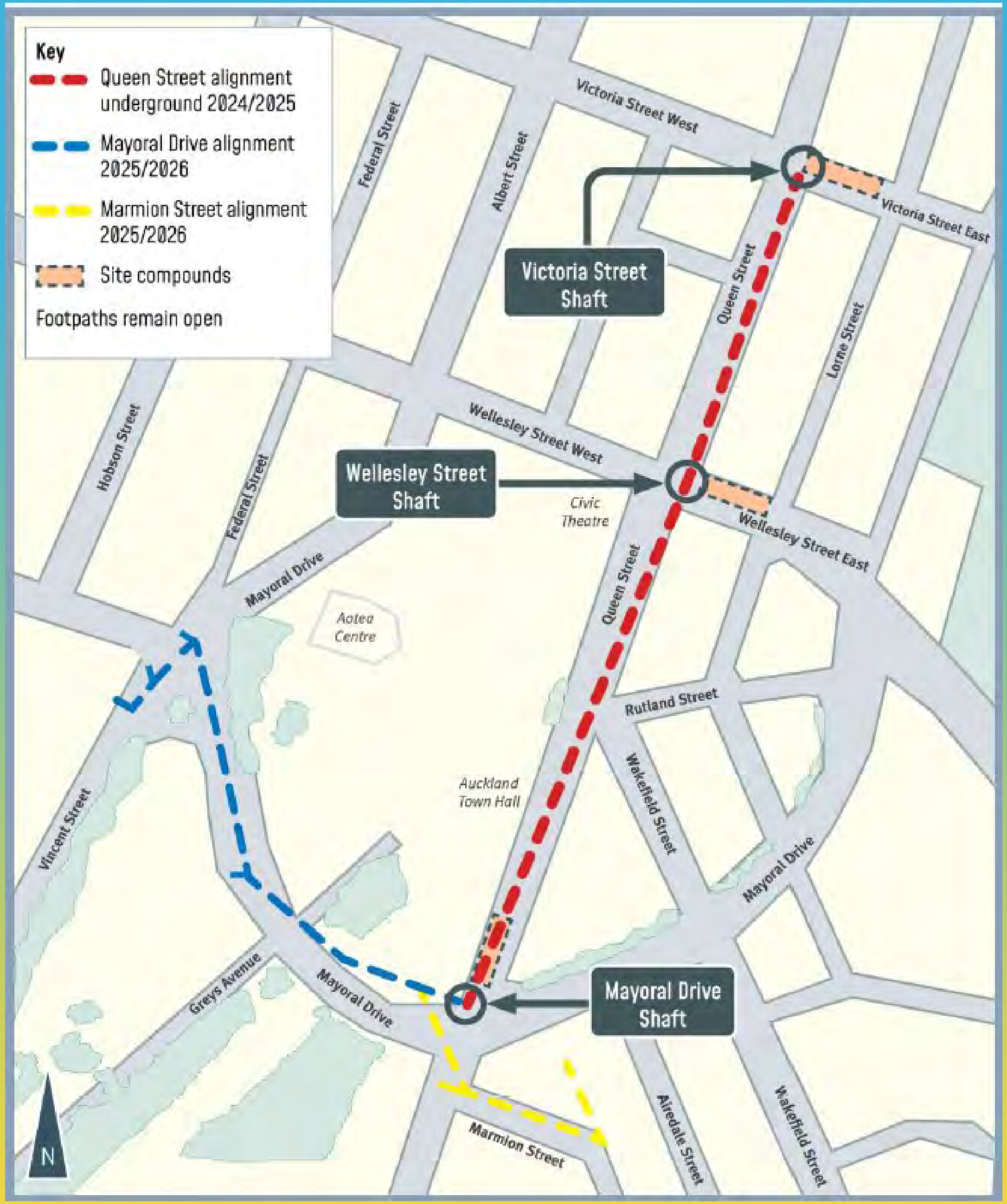




THN

Watercare Shaft

Watercare Service Diversions

**AUCKLAND'S FUTURE IN PROGRESS**




# Queen Street Sewer Diversion

## Project Objective:

- To cater to the growth expected in the CBD
- Reduce wastewater overflows into the harbour

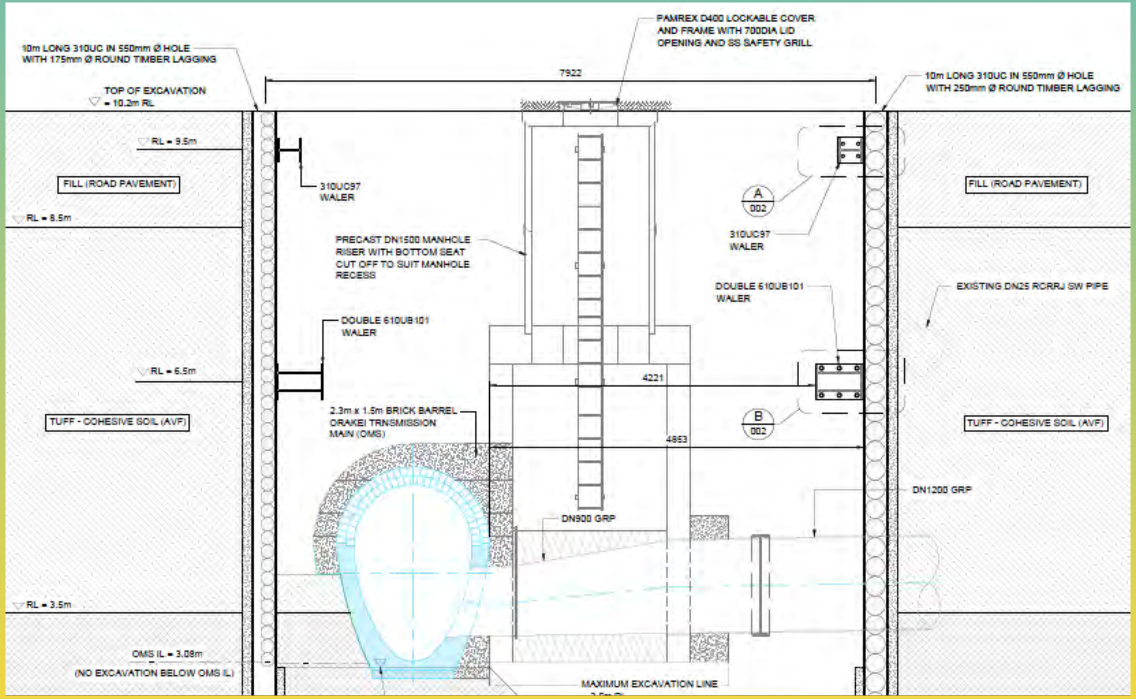
## Project Programme

- Queen St Alignment (Part 3) – July 24/Sep 25
- Mayoral Dr. Alignment (Parts 1,4,5) – Sep 25/Dec 26
- Marmion St Alignment (Part 6) – Sep 25/Dec 26

## Project Scope (Part 3):

- 1200mm Dia pipe from Mayoral Dr. to Victoria St
- Entry shaft at Mayoral Dr. 12m x 4m x 14m Deep
- Maintenance Shaft at Wellesley St. 3m x 8.4m Deep

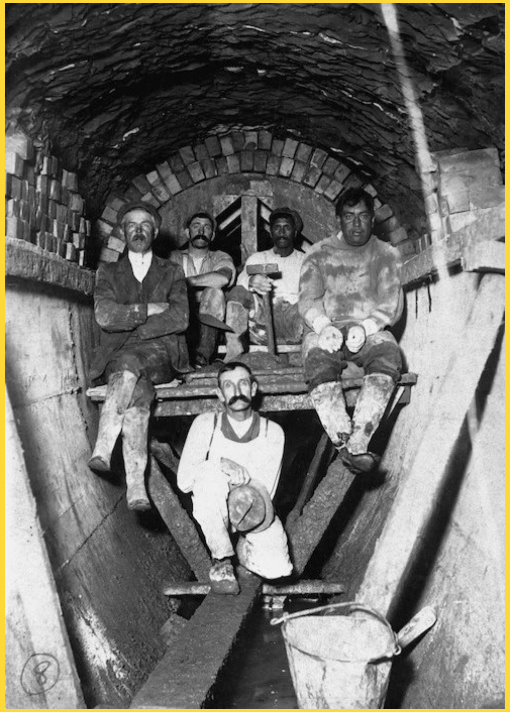
Watercare



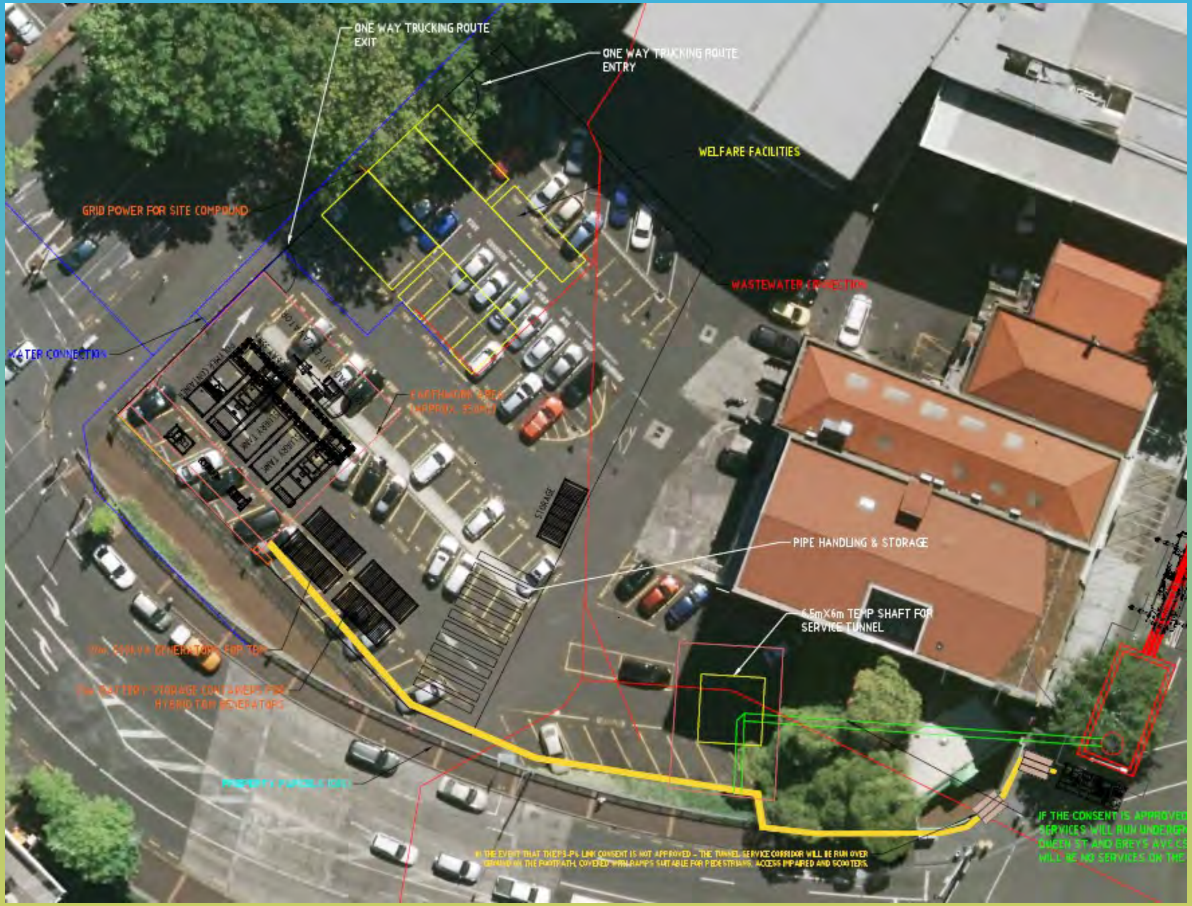

# Queen Street Sewer Diversion (Part 3)

## Project Scope:

- Exit shaft at Victoria St. 8m x 7.5m. x 7.5m Deep



Watercare




# Queen Street Sewer Diversion

## Greys Avenue Carpark:

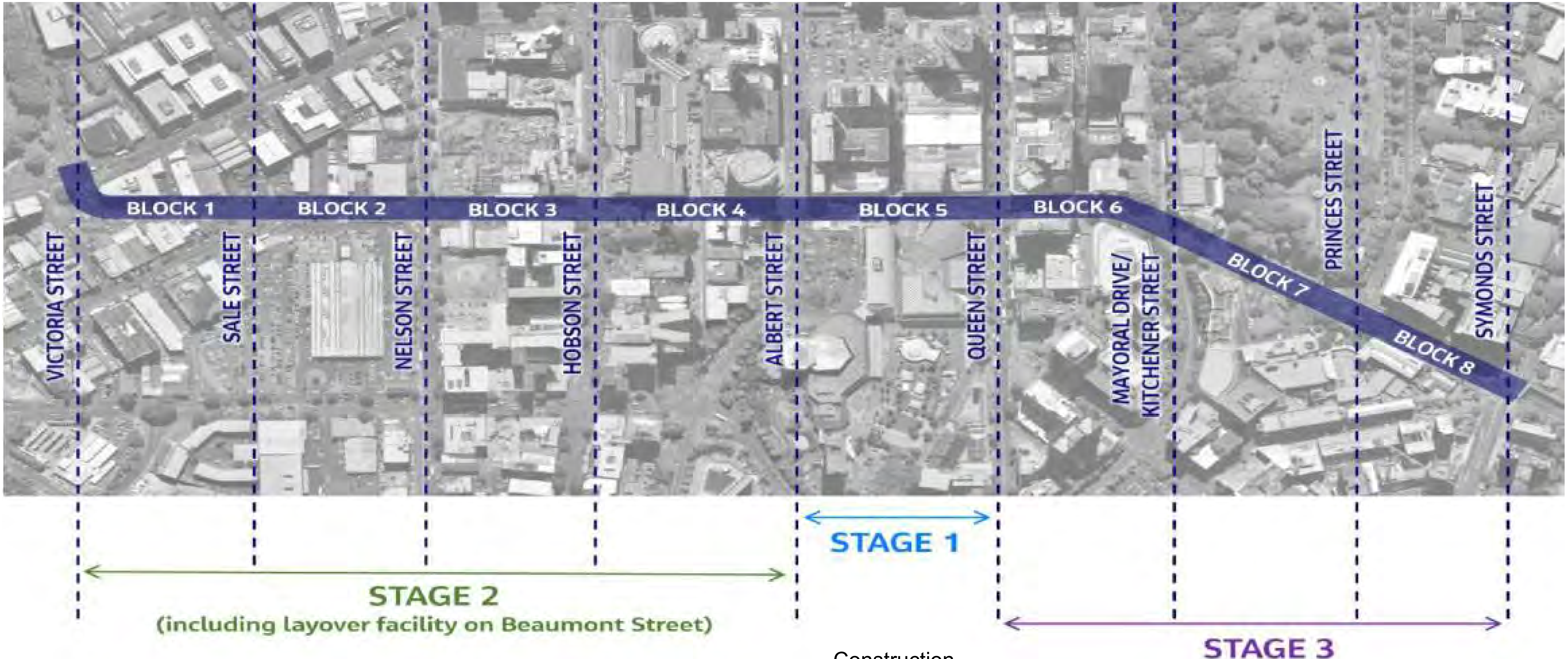
- Site Offices
- Tunnelling plant/equipment
- Lay down area
- Temporary Shaft 6m X 6.5m x 6m Deep

Watercare

# WELLESLEY STREET BUS IMPROVEMENTS


AUCKLAND'S FUTURE IN PROGRESS

# Wellesley Street Bus Improvements Project- Staged Approach




Design Mid 2024 to end 2025

Construction
Q2 2024 to late 2025

Yet to be designed, Dates to follow Stage 2

# INFRASTRUCTURE CHANGES

*Improving Wellesley Street to create a more attractive and inviting space that supports major changes to the bus and train networks.*

## Stage one

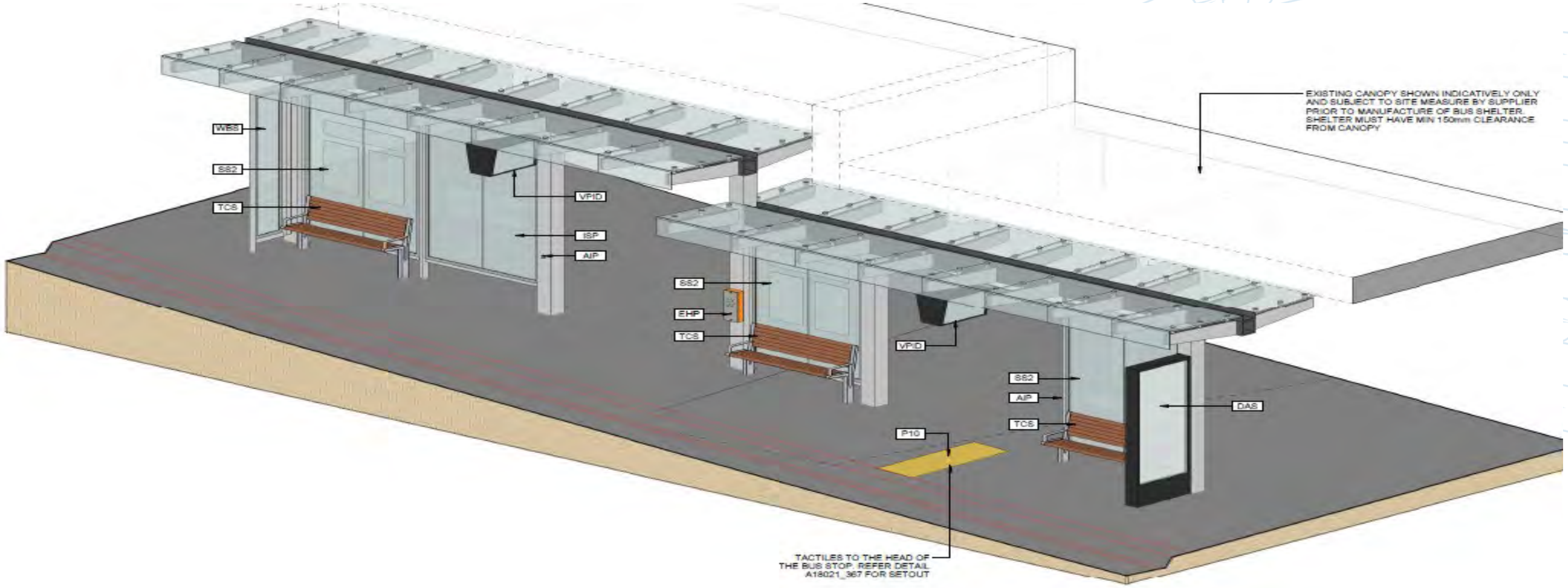
- Footpath widening
- Utility upgrades and betterment
- New Concrete carriageway with a 50year lifespan
- Four new bus shelters
- Improved pedestrian crossing between Bledisloe lane and Elliot St
- New seating and quiet spaces
- Improvements to Queen Street Loading Zone
- New Water fountain
- Additional tree protection
- Bus only 7am to 7pm Mon-Fri between Queen and Elliott Streets during construction
- Final vehicle access decision to be confirmed prior to construction completion.

# Timeline

- Design finalised December 2023
- Bus shelter consultation letters to all affected residents and businesses - November 2023
- No hearings requested under s339 for the four proposed Bus Shelters

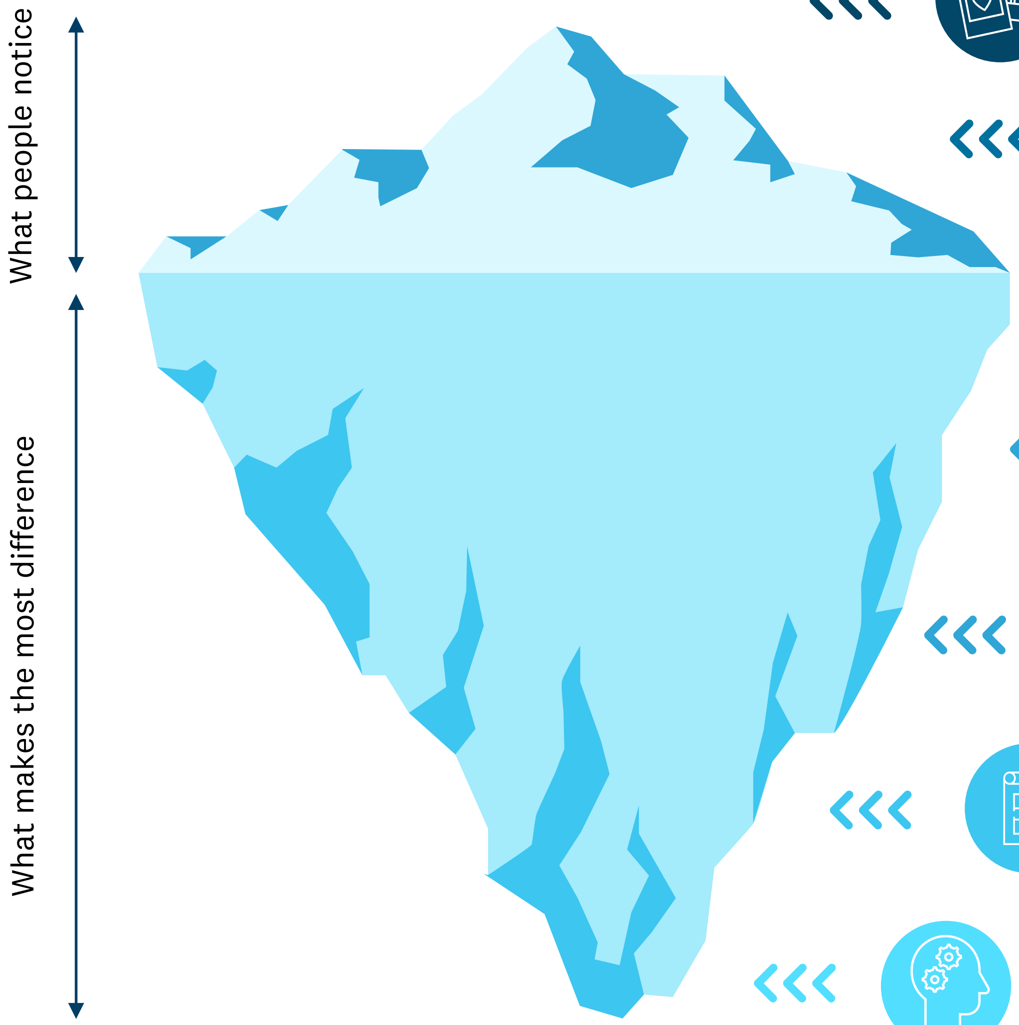
## Next Steps

- In final negotiations with a primary Civil Contractor, contract award is imminent.
- Notification of bus shelter decisions, changes to bus stops during construction, and construction start date being sent to affected residents and businesses on 08/03/2024
- Construction start Q2 2024
    - AT to meet with all business owners personally prior to construction start and agree personalised servicing plans.
    - Access to Elliott St maintained throughout construction
- Estimated construction completion late 2025



# SUPPORTING PEOPLE THROUGH CHANGE

# WHAT MAKES THE MOST DIFFERENCE?




**Community and placemaking**

Beautification, activation, promotion, strengthening communities,

**Support for business**

Advice, grants, adaptation, partnering

**Communications and engagement**

Participation, information, advocacy, relationship management

**Effective city operations**

Access, traffic management, operations, loading and servicing, waste management etc

**Site experience and street health**

Disruption mitigation, site appearance, safety, accessibility, wayfinding, cleanliness, vandalism and graffiti management, compliance etc

**Programme coordination**

Methodology, staging, scheduling and integration

**Understanding impacts**

Making good decisions based on good insights about neighbourhood needs

# SUPPORT FOR BUSINESSES

- Email newsletters
- On-street liaison and advocate
- Business connector service
- Small business grants
- Outdoor dining support
- Promotional signage
- Promoting midtown

# A VIBRANT AND INVITING MIDTOWN

- Christmas in midtown
- Inaugural Lunar New Year festival
- Street health – safety, and getting the basics right
- New mural on Victoria Street

*Coming up:*

- Auckland Arts Festival (March)
- NZ Music Month (May)
- Matariki ki te Manawa (June)

# NEXT STEPS

- Coordination for works planned at Wellesley Street in 2024.
- Complete formal approval for Watercare placing new wastewater assets in the Greys Ave carpark
- Preparing impacted properties, businesses and residents for the next phase of construction (Watercare works starting on Queen Street, WSBI on Wellesley Street).
- Ongoing activation in midtown
- Midtown promotional campaign launch in March

# Ngā mihi

Auckland Council
Te Kaunihera o Tāmaki Makaurau

# Memorandum

6 March 2024

**To:** Waitematā Local Board

**Subject:** City Centre Action Plan: Support Communities | Growing residential population

**From:** Naomi Craymer - Principal Strategic Advisor – Eke Panuku

**Contact information:** Naomi.Craymer@ekepanuku.co.nz

## Purpose

1. To update the Waitematā Local Board on the residential focus area and Support Communities programme within the city centre action plan.


## Summary

2. Growing the residential population is a priority within the City Centre masterplan (CCMP), City Centre action plan (Focus Area # three, Support Communities programme).

3. A permanent residential population is essential to a thriving city centre, making the city centre a much more vibrant, resilient, safe, attractive and interesting community and place to be. Over the past thirty years the city centre has grown significantly from a population of 5000 in 1996 to approximately 38,740 residents in 2024.

4. Both hard and soft infrastructure are needed to support a growing residential population. Hard infrastructure includes network water and transport infrastructure, community facilities and public spaces. Soft infrastructure refers to the community and social systems that help a city to function effectively.

5. A draft residential baseline report is being compiled (refer Attachment A). This report provides summary information about who lives in the city centre and lists the tools and levers that could be considered to support an increase and grow the city centre residential population.


## Context

6. A permanent residential population is essential to a thriving city centre, making the city centre a much more vibrant, resilient, safe, attractive and interesting community and place to be. Over the past thirty years the city centre has grown significantly from a population of 5000 in 1996 to approximately 38,740 residents in 2024.

7. Both hard and soft infrastructure are needed to support a growing residential population. Hard infrastructure includes network water and transport infrastructure, community facilities and public spaces. Soft infrastructure refers to the community and social systems that help a city to function effectively.

8. A draft residential baseline report is being compiled (refer Attachment A). This report provides summary information about who lives in the city centre and lists the tools and levers that could be considered to support an increase and grow the city centre residential population.

## Discussion

9. The city centre is well placed to deliver on all the Auckland Plan outcomes as well as the benefits of the quality compact approach to growth and change. In 2023 the council approved the Future Development Strategy (PEPCC/2023/144) which further recognises the city centre as a spatial priority for future growth and investment.

10. The city centre masterplan (CCMP) includes Outcome 6: residential city centre neighbourhoods. The masterplan envisages:

    - increase in the quality and variety of new public space supporting the city centre's residential buildings and neighbourhoods
    - increase in the quality and range of housing typologies available
    - reduction in actual crime levels and fear of crime
    - expansion of community and social infrastructure that reflects residents' needs, including the potential of a new urban school
    - homelessness is rare, brief and non-recurring.

11. Research undertaken on COVID-19 impacts on city centres both locally and internationally highlighted the role and importance of a permanent residential population within urban centres to enhance their resilience in the context of accelerated pace of change and transformation.

12. Subsequently, the action plan emphasises making the city centre an attractive place to live – with the social and community connections, amenities, facilities and services, transport and housing options that contribute to making the city centre a great place to live in, for all stages of life.

13. Supporting residential growth in the city centre is a focus area and action plan priority. This work is being given further focus through a dedicated programme focused on growing and creating a thriving city centre community.

## Support Communities

14. The baseline report (Attachment 1) responds to the following actions in the City Centre Action Plan:

    - 3.2 Residential growth strategy: complete a study to examine all our levers to support residential growth in the city centre and develop an action plan for implementation over the short to medium term (refer also to action 8.5 city centre development strategy – input to this)
    - 3.3 Residential population – monitor trends and capacity within the city centre for residential apartments – feed into action 3.2 above.

15. The draft report is in two parts:

    - Part A looks at who lives in the city centre in further detail
    - Part B lists tools and levers that could be used to increase the population.

16. The information in Part A is based on 2018 Census information, it will be updated when the 2023 Census data is released later in 2024.

17. Part B includes a list of levers and tools – it is noted that this work has been compiled for information purposes and to stimulate discussion. Consideration or pulling any of the tools must be done with the full awareness of market and political dynamics of the time. Any new interventions would need to align strategically and benefits need to outweigh costs.

18. This is being circulated as an early draft report and we welcome your feedback, ideas and further information prior to it being finalised.

## Next steps

19. The discussion at the workshop on 12 March 2024 is an opportunity to introduce work on growing the residential population underway through the Support Communities programme.

20. There is the opportunity to further enrich the draft report following the workshop by providing further ideas and feedback by email to naomi.craymer@ekepanuku.co.nz by 22 March 2024. The baseline report will then be finalised by June 2024.

## Attachments

DRAFT Baseline report

THE URBAN ADVISORY
RETHINKING OUR CITIES

City Centre Action Plan: Supporting Thriving Communities

# DRAFT Baseline Report: Who lives in the city centre and what tools and levers exist to increase the residential population?

Commenced/Updated

**16 Feb 2024**

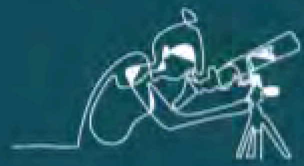
Document

**DRAFT**

# Contents

The City Centre is currently home to **38,470 residents*.**

There is projected to be **58,430 residents** in the City Centre by 2048**.



An ambition of **100,000 residents living in the City Centre** has been set by the Advisory Panel (currently with no set timeframe).

**To define a work programme and consider what tools and levers to pursue to increase the population, we need to understand who lives in the City Centre now and who might live there in the future.**

This report is split into two parts;
**PART A** looks at who lives in the City Centre in further detail
**PART B** lists tools and levers that could be used to increase the population.

*Estimate retrieved from Infometrics, Regional Economic Profile, 2023 **Estimate retrieved from the 2018 NZ Census

# Introduction and Purpose

The City Centre Action Plan's Focus Area #3 is "Supporting residential growth[1]" and one of the key actions identified within the City Centre Action Plan's Support Communities programme is to "support residents and boost the number of people living in the city centre"[2].

**The current city city population of 38,470 residents makes up 2.26% of the city's population of approximately 1,710,000 and 37% of the Waitematā local board's population.** There have been a range of different projections for central city residential population growth, but generally the population increase has been faster than what was projected or planned for. The ambition set by the City Centre Advisory Panel is "to achieve a thriving, socially connected and permanent Auckland city centre population of 100,000 residents". Although no timeframe is currently set to reach this number, it is a provocation to stimulate thought leadership and discussion on the role and implications of a growing city centre permanent residential population..

A variety of tools and levers exist to increase our city centre residential population mix, but deciding on an appropriate course of action requires thought about what residential population will exist, now and into the future.  Some of these levers and tools exist within the Auckland council group and its mandate and function, whilst many other levers and tools are influenced by other organisations and partners that form part of the wider city centre collective system. Who lives in the city city now, and who will live in the central city in the future are critical questions when considering how to support a thriving, socially connected and permanent Auckland city centre population.

This report consolidates multiple data sets, outlines the current state of the central city residential population and provides information about the tools and levers that other places have used to support the growth of inner city residential populations.

# Background and Context

## A snapshot of the city centre

- The city centre is the most accessible part of Auckland, and this will increase with completion of the City Rail Link.
- It is the largest employment centre with 157,500 jobs in the year to March 2023, many in service industries that support the region and the country. City Centre employment grew by nearly 11,000 (7.3%), triple the rate of the rest of Auckland
- Infometrics Regional Economic Profile, Auckland City Centre, measured GDP in the city centre at $30,406 million in the year to March 2023, up 9.2% from a year earlier. New Zealand's GDP increased by 2.8% over the same period[3].

    The city centre generates 21% of Auckland's GDP; within 4.3 square kilometres. The weight of the city centre as a driver of prosperity for the region is growing. This 4.3 square kilometres of land is outpacing the whole of New Zealand economically – 9.2% (cc) GDP growth vs 2.8% (NZ), and more than double the rate of rest of Auckland

[1] Auckland City Centre Action Plan, 2023
[2] Auckland Council City Centre Action Plan, page 35
[3] Infometrics Regional Economic Profile, Auckland City Centre, https://ecoprofile.infometrics.co.nz/Auckland%20City%20Centre/PDFProfile

- The city centre is also a place where Auckland residents and visitors come to enjoy our unique city centre destination offering with events, hospitality, entertainment and shopping.

## Auckland growth numbers and central city residential population density

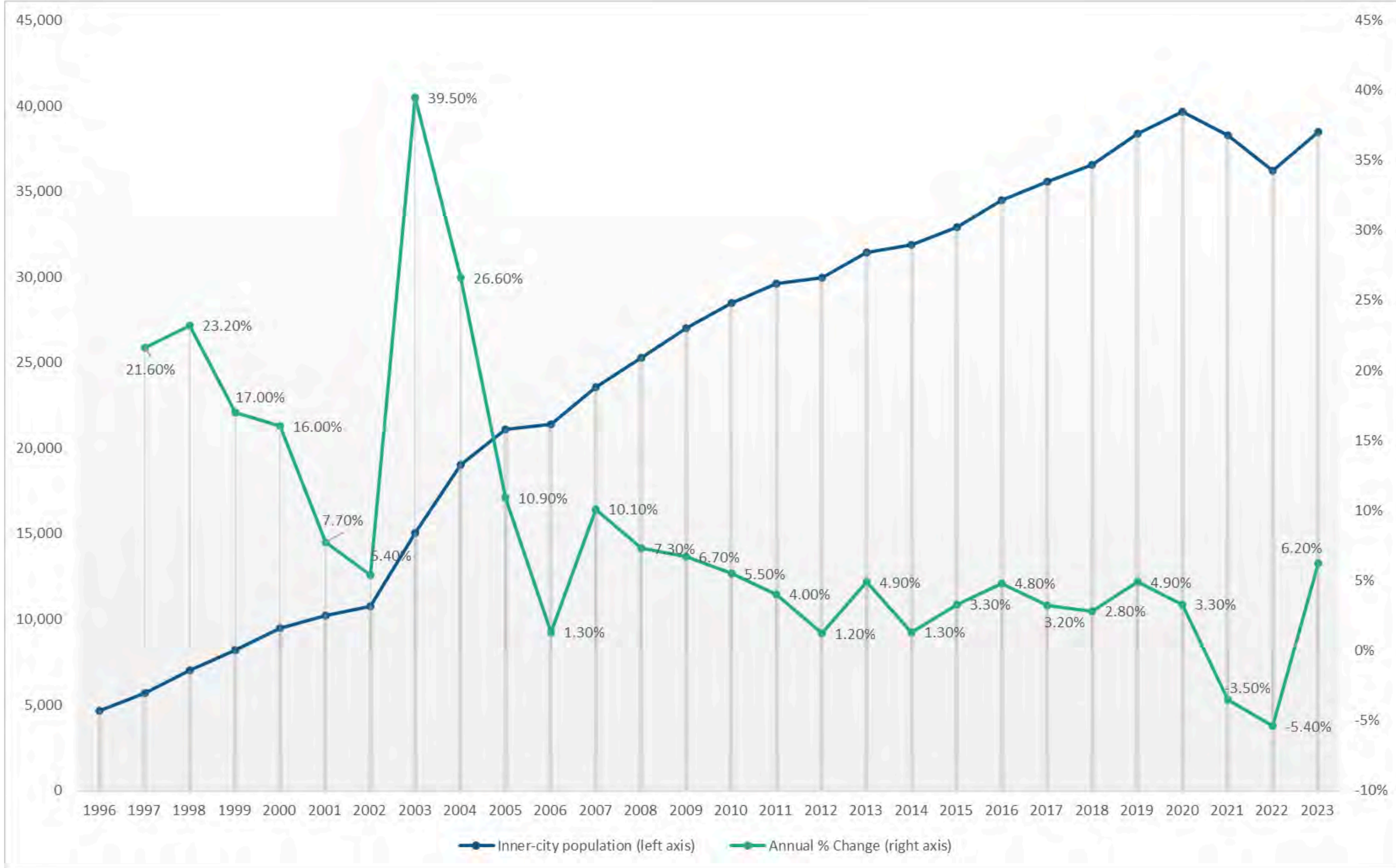


**Figure 1:** Auckland city centre growth in population (left-side) and its annual percentage growth (right-side) (Source: Infometrics[4]). The population numbers in this graph is based off of Statistics New Zealand's Estimated Resident Population (ERP). The ERP is not directly comparable with the census data found later on in the report. ERP data is adjusted data based on these factors.

Auckland city centre, as one of the most urbanised areas in New Zealand, has seen a significant increase in its population since 1996. This growth has been consistent, with only two years where the population declined due to more people leaving than moving in. However, these declines were minor compared to the overall growth trend and were largely offset by the steady influx of residents. During 2003 to 2005, there was a sharp increase in the annual population growth rate.. This trend was most evident in 2003 when the annual growth rate peaked at an astonishing 15,040 individuals. This was a significant increase from just one year prior when the population was at 10,780. Despite this notable growth trend, there have been two years (2021 and 2022) where Auckland city centre experienced negative population growth. These declines were primarily due to external factors such as immigration curtailment and COVID-19 lockdowns. However, even during these challenging times, the city centre's population decline did not exceed 5.4%, showcasing its resilience and attractiveness. Overall, Auckland city centre's consistent and considerable population growth is a testament to its appeal as a highly sought-after urban destination. With its vibrant culture, diverse community, and strong economic opportunities, it continues to attract residents from various backgrounds and contribute to its ongoing development as a thriving metropolitan hub.[5]

**Auckland Council projects that the region's population will reach 2 million by 2039 based on its medium-growth trajectory calculations[6].** Its calculations do not explicitly cover the city centre but its Waitematā local board projections can be used to gauge the increase in the city centre population (Table 1).

| Study area | Projection | Population at 30 June | | | | | | | Total population change 2018–51 |
|---|---|---|---|---|---|---|---|---|---|
| | | 2018 | 2023 | 2028 | 2036 | 2041 | 2046 | 2051 | Number |
| Auckland Territorial Authority (TA)[7] | Medium | 1,654,800 | 1,710,000 | 1,806,100 | 1,956,200 | 2,044,200 | 2,127,100 | 2,202,700 | 547,900 |
| Waitematā local board area[8] | Medium | 86,857 | 103,851 | 118,735 | 137,768 | 149,035 | 163,091 | 172,235 | 85,573 |
| Local board as a proportion of the Auckland TA | | 5.25% | 6.07% | 6.57% | 7.04% | 7.29% | 7.67% | 7.82% | |

**Table 1. Projected population of Auckland based on Auckland Council's medium growth rates**

[4] Infometrics, Regional Economic Profile, 2023
[5] ibid
[6] Auckland Council, Regional projections, 2023
[7] ibid
[8] Auckland Council, Local Board growth projections, 2023

Based on the numbers in Table 1, the annual growth rates for each year fluctuates for both Auckland TA and Waitematā Local Board. Notably, the Waitematā Local Board consistently exhibits higher growth compared to Auckland TA, indicating a more rapid population increase in this area. What this means is that the local board's proportion of Auckland's population is also projected to increase until at least 2051. We can infer then that the inner-city population, which currently makes up 37% of the local board population will be a major contributor to the local board's population growth.

**The city centre population was, until COVID-19, on a strong upward trajectory.** In 2012, the Auckland Plan set targets to create a quality compact urban environment with well-connected quality towns, villages, and neighbourhoods. Additionally, the plan aimed to increase the resident population in the city centre from 23,000 in 2006 to 57,000 by 2040[9] (Figure 1). Further, the 2012 City Centre Masterplan predicted that the city centre's population would increase from 27,000 to 45,000 by 2032 (a 20 year period)[10]. **However, the city centre reached 45,000 residents just 5 years later or 15 years ahead of predictions**[11]. By 2023 the city centre population had dropped to 38,470[12] (this is yet to be confirmed in the 2023 census when it is resealed later in 2024), although it is likely that this figure will increase again because of a surge in immigration, now that post-COVID pandemic patterns are stabilising, and Auckland being the "gateway for new New Zealanders to establish themselves"[13].

[9] Auckland Plan Targets, Technical Report 2013/008, 2013
[10] Auckland Council, City centre population set to exceed 2032 estimate this year, 2017
[11] Auckland Council, City Centre Summary Sheets, 2017
[12] ibid
[13] ANZ Property Focus, Migration Boom, 2023:9

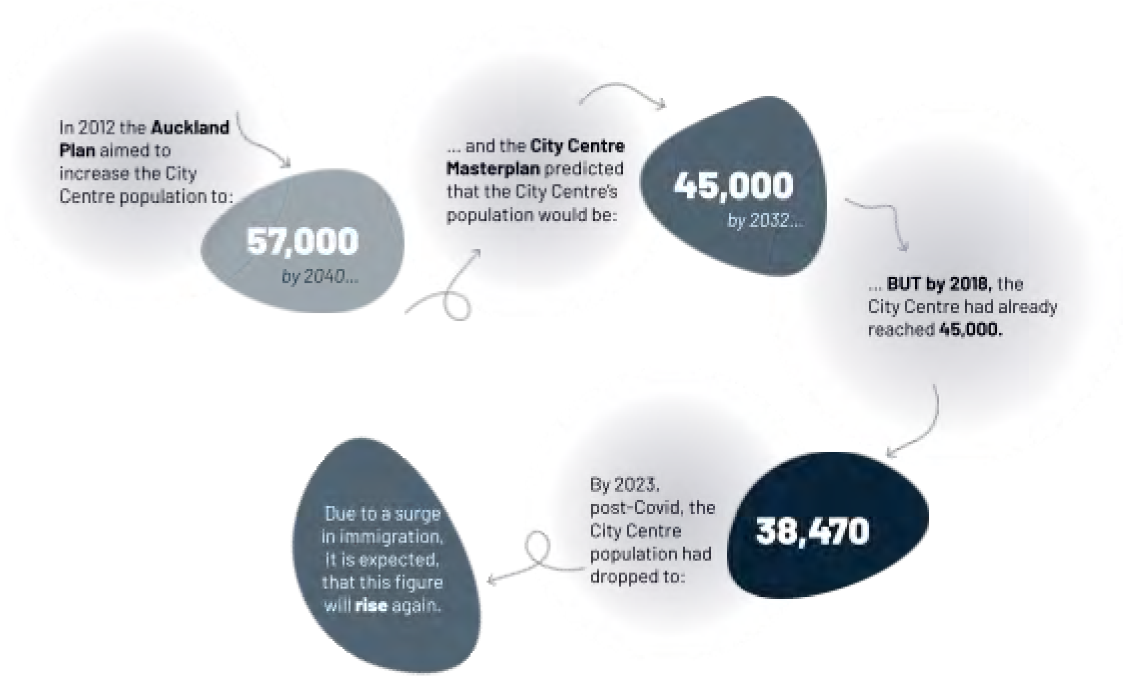



**Figure 2. Overview of population shifts in the central city**

The above mentioned figures highlight the difference in population size between Taupō District, Queenstown Lakes District, and Auckland City centre. As of2023, the population of Taupō is estimated to be around 41,500, while Queenstown Lakes District has a population of 52,800. In comparison, Auckland City centre's population alone is 38,470, which is significantly lower but is concentrated unlike both Taupō and Queenstown Lakes. It is worth noting that the population size of a district or city is a crucial indicator of its growth and development. A larger population often translates to a stronger economy and better infrastructure.

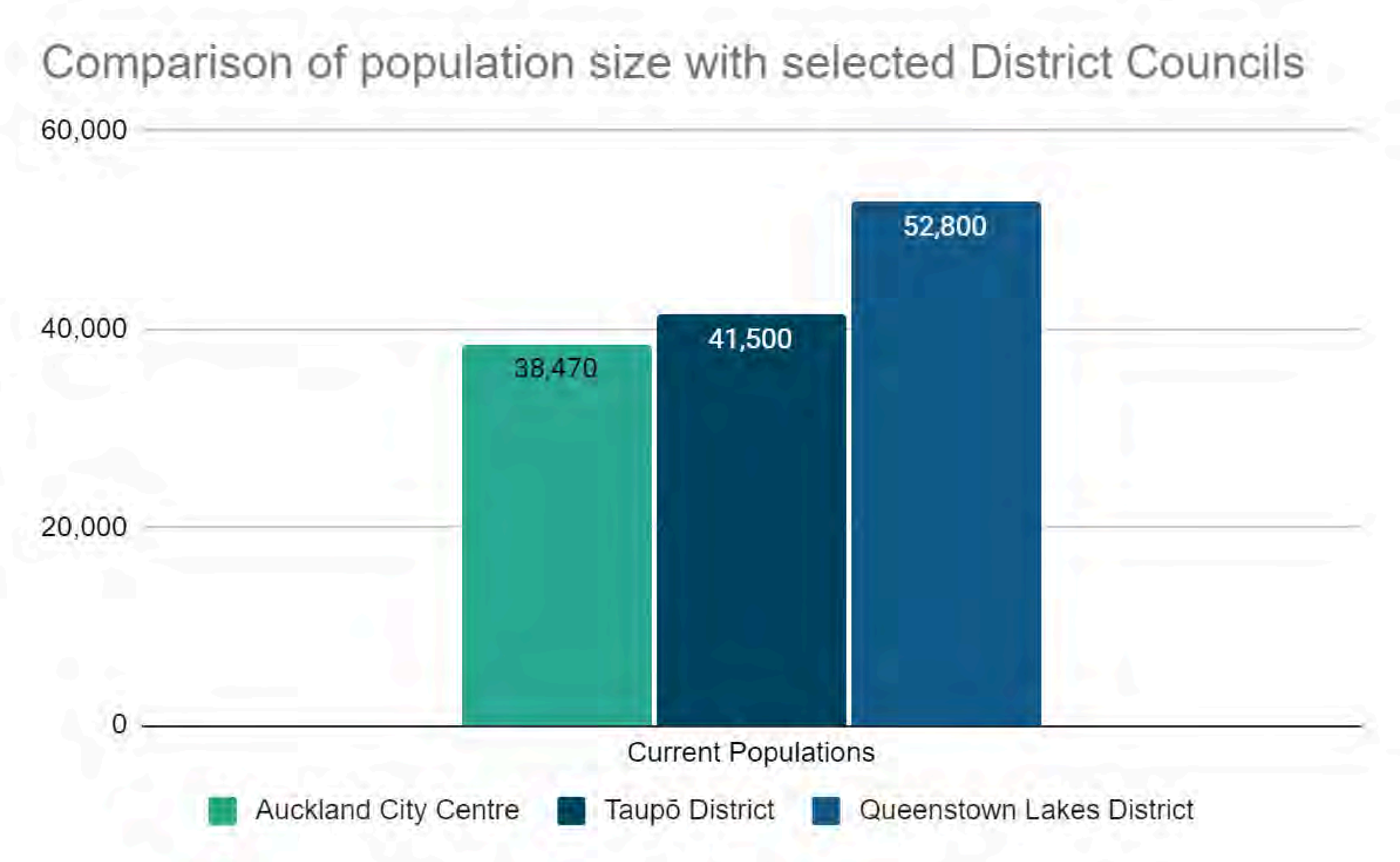



**Figure 3: comparison of population size of the Auckland city centre with two districts in New Zealand**

While the population living in the inner city is growing, the proportion of the population living in the central city (2.26%) is low when compared to a benchmark city such as Sydney.

| City populations based on latest population data | Metropolitan population | Inner city population | Proportion of central city population to metropolitan population |
|---|---|---|---|
| Greater Melbourne (metropolis) | 5,297,089 | 45,124 | 0.85% |
| Auckland | 1,710,000 | 38,480 | 2.25% |
| City of Brisbane[14] | 1,283,002 | 14,412 | 1.12% |
| City of Sydney[15] | 218,096 | 17,465 | 8.01% |

**Table 2. Comparison of Auckland central city population to two benchmark Australian cities**

The City of Sydney has the smallest metropolitan population but the highest proportion of inner city residents compared to Auckland and Brisbane. Brisbane has a lower metropolitan population as well as a lower proportion of inner city residents compared to Auckland.

If the city centre ambition of 100,000 residents is to be achieved by 2046 (this is when Auckland's population is predicted to have grown 24% or to 2,127,100 over the next 22 years). The city centre would need to add 2,796 residents per year for 22 consecutive years or grow by 160%. On a local board level this means the inner-city population as a proportion of the Waitematā local board will increase from its current 37% to 61% by 2046.

## Future needs for a growing population

- High quality compact urban development will be accompanied by an increased demand for high quality amenity, services and public spaces to support everyday living. This presents an opportunity to redefine the identity of the city centre and improve liveability through better connectivity, greener and more walkable streets and wider range of social infrastructure[16].
- The Auckland Council has prioritised growth and infrastructure investment closer to the city centre and sub-regional nodes within the existing urban area to assist in financial management, provide value for money for Aucklanders, and address disparities in infrastructure and service provision[17].
- The FDS expects future spatial growth to be driven by existing urban areas and the city centre has been identified as a key urban node.[18]
- As an existing dense urban location the city centre is broadly considered "infrastructure ready". Residents have previously highlighted that they enjoy living in the most accessible location in Auckland with a wide range of PT bus, rail and ferry services. CCMP/Access for Everyone highlighted the need to better address a shift to more

[14] City of Brisbane, Brisbane Community Profile
[15] City of Sydney, At a Glance, 2022
[16] ibid
[17] Auckland Council, Future Development Strategy
[18] ibid

people walking and cycling as their main mode of transport. Recent Watercare investments in the midtown area will further increase capacity for growth from a water and wastewater perspective. Healthy Waters and Watercare have significant investment underway (Western Isthmus and Eastern Isthmus projects) planned to better manage stormwater flows and improve water quality in the Waitematā.

- Empowering a vibrant community means we need to truly grasp the diverse individuals who will call the city city home. Understanding who will live in the city is also important; making sure there is a cross section of people, and accommodation to suit their needs, these include families, elderly people, and key workers.
- Diverse populations need diverse housing choices. A healthy housing system should provide a range of tenures on offer that suit households at different stages of the housing continuum.

# Part A: Who lives in the City Centre?

# Summary statistics of the City Centre

## If Auckland's City Centre population of 36,000 people was represented by a group of 10 people today*...

**3.4** would have moved into the City Centre in the last 3 years.

**3** would live in the West Stich.

**5.4** would identify with an Asian ethnicity, **0.5** as Māori, and **3.7** would identify as European / Pakeha.

**4.1** would state English as their second language.

The median age is 29.1, with 7 people aged between 15-35 years old.

**4** would earn less than $50,000 annually.

**Less than 1** would work from home. **5.4** walk to work.

**7.1** wouldn't not own the house they live in.

**Over ¾ of people** anticipate moving homes in the next 5 years.

**1.1** live in student accommodation.

**If Auckland's City Centre population grew to 100,000 people and was represented by a group of 10 people...**

- Will more than 4 in 10 people earn less than $50,000 annually?
- What would happen if the median age increased, is the median going to stay young?
- Will over half of the population remain Asian?
- Is the West Stitch going to remain the most populated area?
- Will people reside in the City Centre for longer?

*Source: 2018 Census, each person represents approximately 333 people

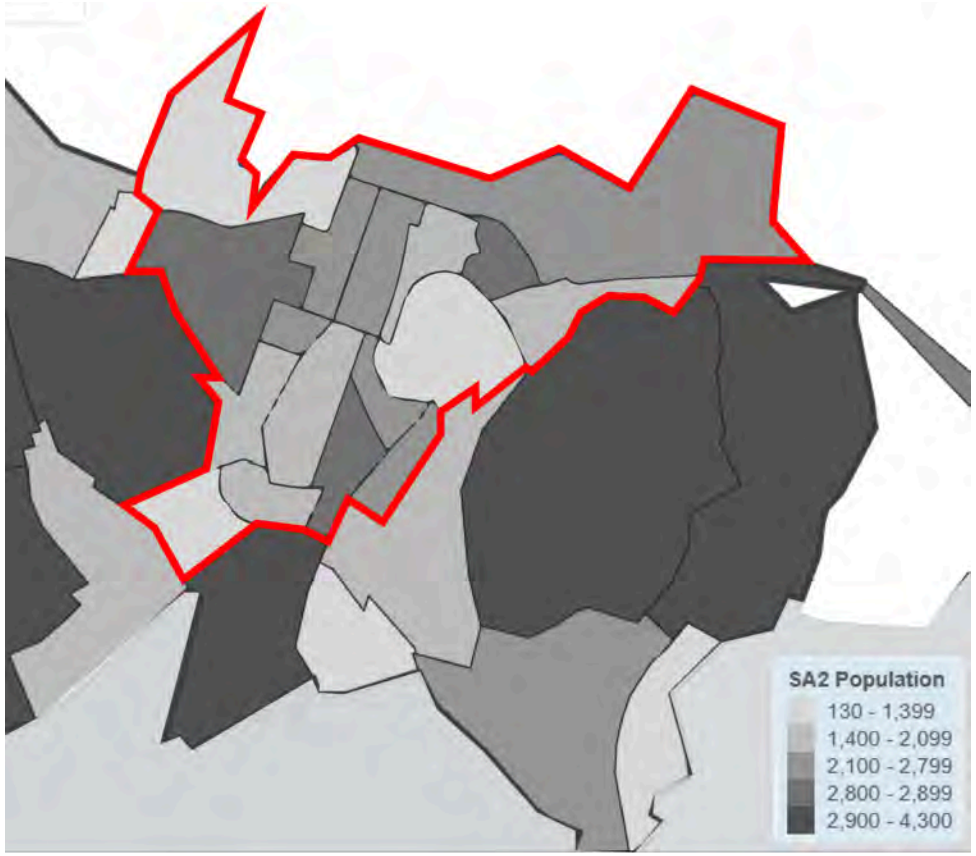
# Detailed statistics of the City Centre

**Note: This section will be updated following the public release of Census 2023 data, anticipated later in 2024.**

## Population

- The Census 2018 estimated population of the City Centre was 33,292[19]
- 12,040 new residents moved into the city centre over the last three years[20]
- The city centre population is growing at 6 times the Auckland Region population[21]
- Auckland City Centre represents New Zealand's highest population density at approximately 12,000 people per km$^2$
- For comparison, in 2018 the population of the entire Queenstown Lakes District was 39,153[22] and the Taupō District's was 37,203[23].
- Anticipated Population Growth 2018-2048: 58,430

**Figure 4. City Centre Estimated Population by SA2[24]**




[19] Auckland Council, Auckland City Centre 2018 Census results

[20] Auckland City Centre Residents Group Statistics https://static1.squarespace.com/static/58e441d2f7e0abde3be51110/t/5bebde6e562fa7b00ab9438c/1542184591653/Auckland+City+Centre+Summary+Sheets.ADO+Nov17.pdf

[21] Auckland City Centre Residents Group Statistics https://static1.squarespace.com/static/58e441d2f7e0abde3be51110/t/5bebde6e562fa7b00ab9438c/1542184591653/Auckland+City+Centre+Summary+Sheets.ADO+Nov17.pdf

[22] https://www.stats.govt.nz/tools/2018-census-place-summaries/queenstown-lakes-district

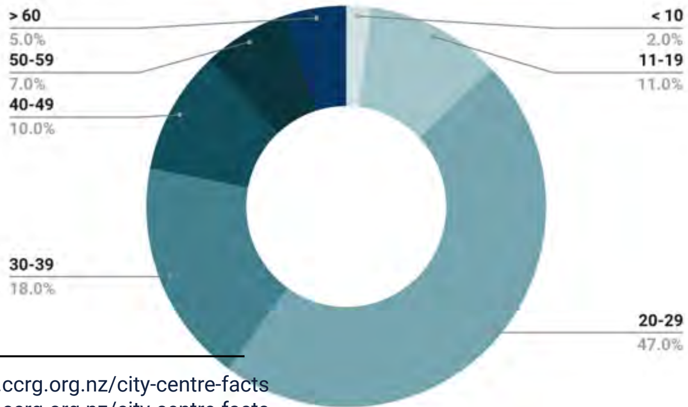
[23] https://www.stats.govt.nz/tools/2018-census-place-summaries/taupo-district

[24]https://www.stats.govt.nz/experimental/experimental-administrative-population-census/

## Age

- **The median age of the City Centre is 29.1**
- **The population is young** with 58% of residents aged 15-29 and 70% aged between 15-35[25]
- **73%** of City Centre residents **have no kids**[26]
- At the 2018 Census 4.3% of the city centre's population was under 15, compared to 20.0% of Auckland. **4.2% were 65 or older, compared to 12.0% of Auckland**[27]

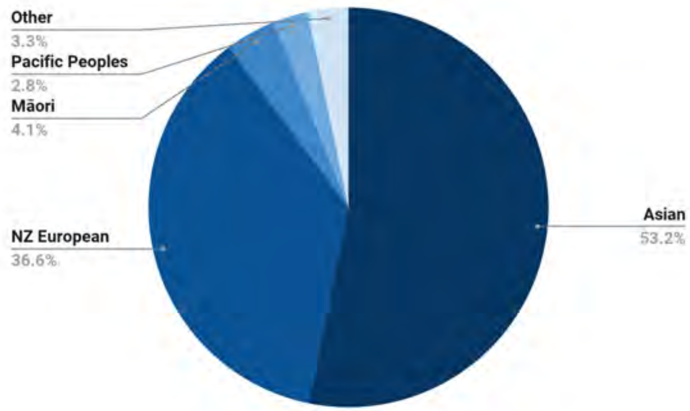
Figure 5. One Roof age demographics[28]:




## Ethnicity

- **There are 180 ethnicities identified in the City Centre**
- There are three marae located within the City Centre's local board area[29]
- **In the city centre, over half of residents identify with an Asian ethnicity[30]**
- About 41% of residents speak English as a second language (2013)[31]

Figure 6. Ethnicity demographics[32]:




25 https://www.ccrg.org.nz/city-centre-facts
26 https://www.ccrg.org.nz/city-centre-facts
27 https://www.censusauckland.co.nz/files/Auckland%20City%20Centre%202018%20Census%20info%20sheet.pdf
28 https://www.oneroof.co.nz/suburb/auckland-central-auckland-city-3095

29 https://www.ccrg.org.nz/city-centre-facts
30 https://www.ccrg.org.nz/city-centre-facts
31 https://www.ccrg.org.nz/city-centre-facts
32 https://www.censusauckland.co.nz/files/Auckland%20City%20Centre%202018%20Census%20info%20sheet.pdf

## Employment

- **54%** of the city centre population walks to work[33]

Figure 7. Average household incomes in the City Centre according to One Roof[34]:

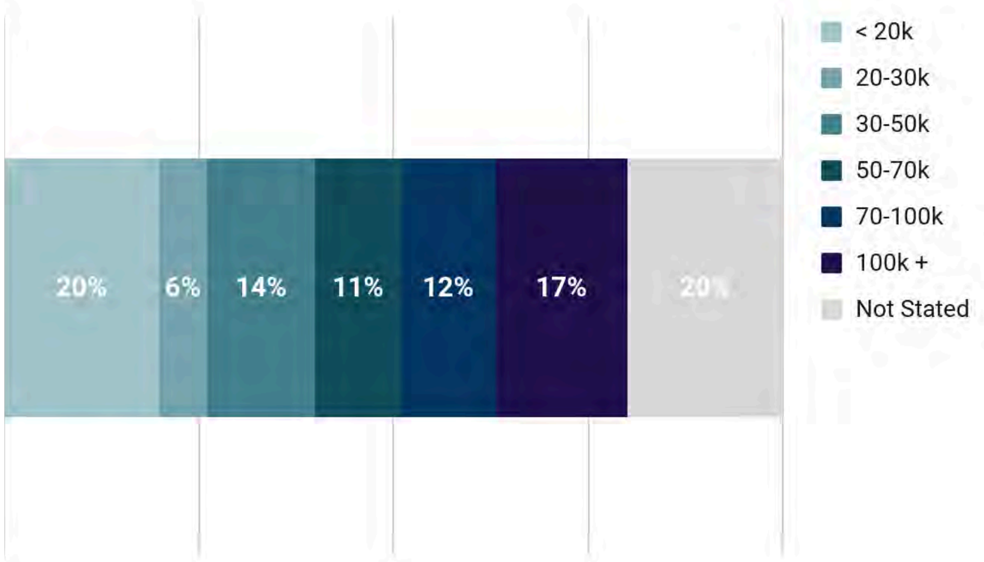



Figure 8. Employment categories according to One Roof[35]:

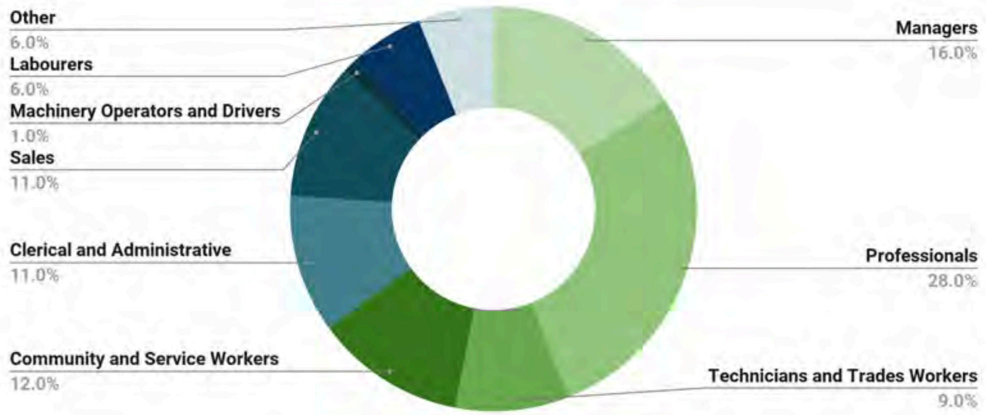
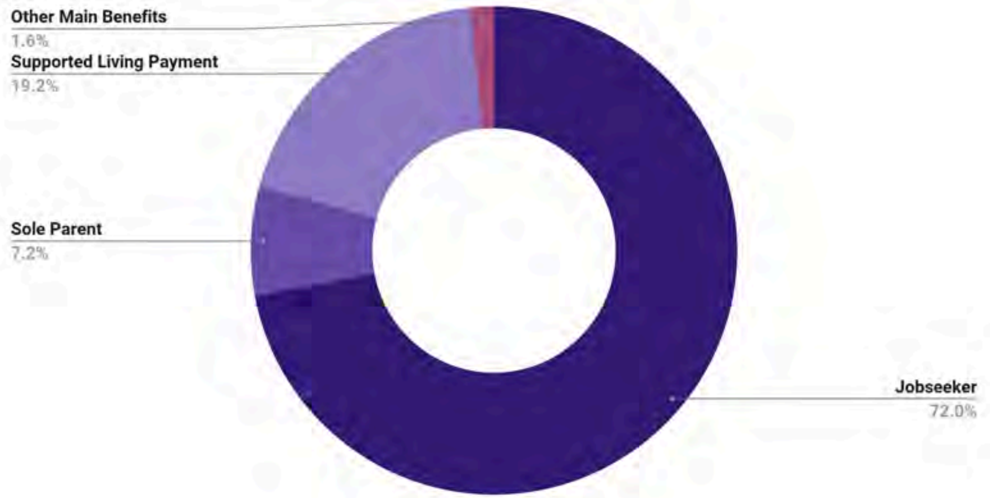



Figure 9. Benefit Support in the Waitematā Local Board[36]




[33] Auckland City Centre Residents Group Statistics
[34] https://www.oneroof.co.nz/suburb/auckland-central-auckland-city-3095

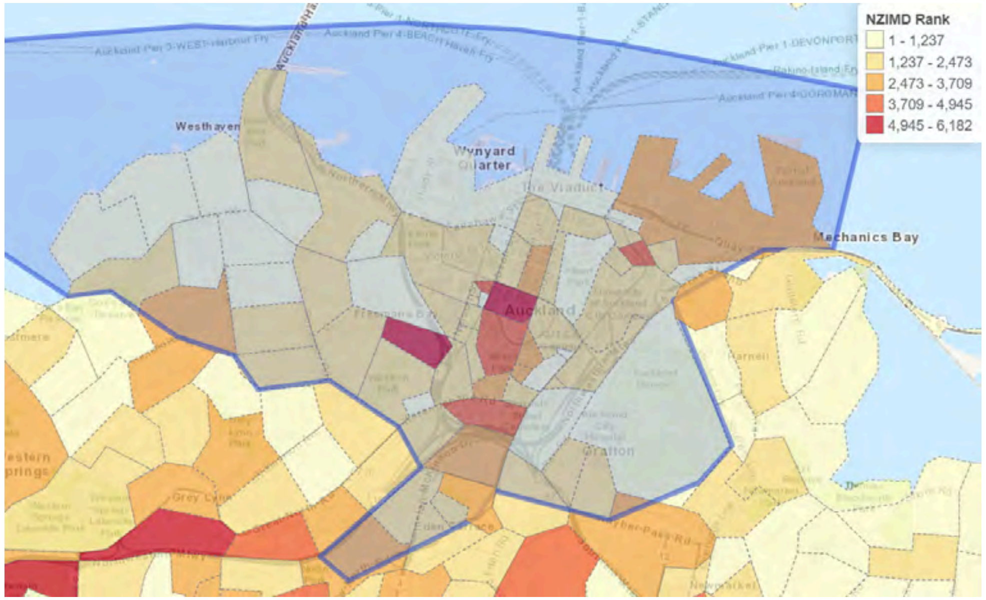
[35] https://www.oneroof.co.nz/suburb/auckland-central-auckland-city-3095
[36] https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/benefit/index.html#LatestBenefitFactSheetsrelease1

## Deprivation Index[37]

Data zones are ranked from the least (1) to most deprived (6181) and grouped into five quintiles. **Q1 (light shading)** represents the least deprived 20% of data zones in the whole of NZ; while **Q5 (dark shading)** represents the most deprived 20%. This multidimensional deprivation information is combined with demographic information from the 2018 census to produce an Auckland Central General Electoral District (GED) profile.

- The map shows pockets of the most deprived areas in NZ as well as areas of least deprived all within the 4.5sqm city centre. This map reveals the diversity of the city centre population.
- In summary, the overall deprivation ratings shows that Auckland Central has a relatively low overall deprivation score compared to other areas in New Zealand. Most data zones fall into the least deprived quintiles across the overall IMD measure as well as individual deprivation domains. The median ranks are also significantly better than national averages. So overall deprivation levels in Auckland Central are considered quite low.

**Figure 10. Map of City Centre Deprivation Index[38]**




[37] Centre for eResearch at the University of Auckland, New Zealand Index of Deprivation, 2018

[38] Centre for eResearch at the University of Auckland, New Zealand Index of Deprivation, 2018

## Market Housing

- **There are 17,907 dwellings in the City Centre, including 2205 unoccupied dwellings[39]**
- **The median residential price is $523,000[40]**
- **The median weekly rent is $490[41]**
- **59% of Auckland's apartments are in the City Centre[42]**
- **The majority of the City Centre's residential buildings were constructed between 2000-2009[43]**
- **There are around 21,400 residential SUIPs (separately used or inhabited part of a rating unit) that currently pay the CCTR (2020)**
- **There are approximately 500 SUIPs that are not dwellings (i.e car parks under their own titles)[44]**
- **The University Of Auckland has accommodation for 3,000, projected to rise to 7,500 by 2026[45]**

### Resident Satisfaction

Almost three quarters (72%) of respondents were satisfied with the quality of the flat or apartment that they live in (also 72% in 2013). While the majority (90%) of those who stated they owned the flat or apartment they lived in were satisfied with its overall quality, satisfaction was much lower among those who rented, at 61 per cent. While some comments were made about the size of housing (eg. apartments are too small), most comments related to the high costs of housing[46].

### Resident Tenure and Time in Residence

Figure 11. Time in Residence from 998 survey respondents[47]:

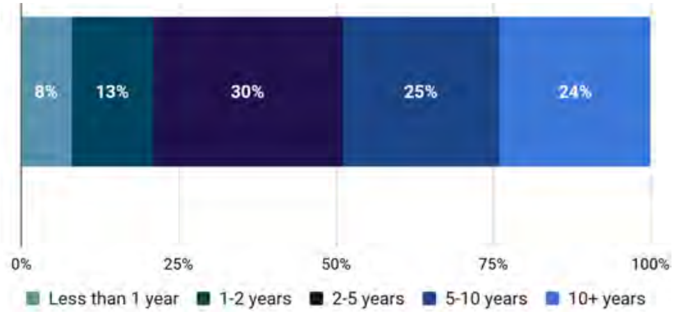
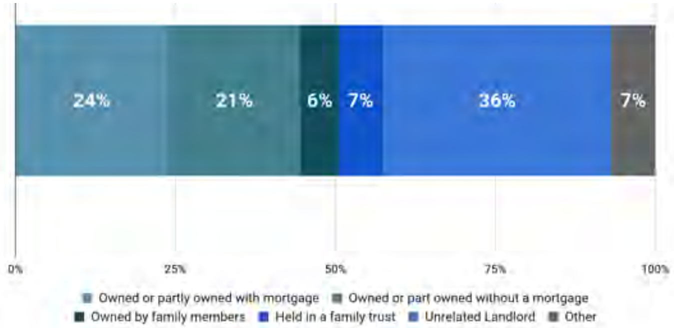



Figure 12. Home ownership from 998 survey respondents[48]:




[39] https://www.censusauckland.co.nz/files/Auckland%20City%20Centre%202018%20Census%20info%20sheet.pdf
[40] Opes Partners, Auckland City property values, December 2023
[41] Tenancy Services, Auckland Central, December 2023
[42] https://www.ccrg.org.nz/city-centre-facts
[43] https://www.oneroof.co.nz/suburb/auckland-central-auckland-city-3095
[44] https://www.ccrg.org.nz/city-centre-facts
[45] https://www.ccrg.org.nz/city-centre-facts

[46] Knowledge Auckland, Perceptions of living in Auckland's city centre: 2022 survey of residents
[47] Knowledge Auckland, Perceptions of living in Auckland's city centre: 2022 survey of residents
[48] Knowledge Auckland, Perceptions of living in Auckland's city centre: 2022 survey of residents

## What can key worker households afford in the City Centre?

Key workers are critical to the success of sustaining a strong residential core within the city centre. These are the people who teach our children, fix our cars, and take care of us in hospital. It is, therefore, incredibly important that we ensure key workers are able to afford housing.

The median incomes below from Trade Me's 2023 salary guide are used to illustrate where different job combinations might sit on an annual income axis, and how these combinations fare against housing costs in the city centre.

The results clearly show that in order to comfortably pay (i.e. paying no more than 30% of household income) the median rent and save for a deposit, there has to be a household income amongst key workers of at least $85,000. Single key worker households will find it particularly hard for 30% of their income to cover the median rent. In cases where a single key worker's 30% of income covers the median rent, it would take them decades to save for a deposit on the median property value in the city centre.

While a joint household income of key workers can comfortably pay the weekly median rent, the question arises as to whether the property they are paying for is comfortable. Using Tenancy Services data, the $490 median rental would suggest this is for a 1 bedroom apartment.

### Key data used in the affordability calculations:

**REINZ MEDIAN PROPERTY VALUE[3]**
$523k

**MEDIAN WEEKLY RENT (all property types)[4]**
$490

Trade Me 2023 salary guide: Auckland

**Construction labourer**
$56k

**Auto technician**
$70k

**Nurse**
$89k

**Chef**
$64k

**Early Childhood teacher**
$68k

3: Opes Partners, Auckland City property values, December 2023
4: Tenancy services


**$42,100**
**+ $12,332**

If this dual income household budgets 30% of their household income for housing costs, they have $42,000. After paying 52 weeks of the median rent, they're left with $16,520 to put towards a deposit - it will take about 6.33 years to save a 20% deposit for a property at median value.


**$21,000**
**- $4,480**

If this single parent budgeted 30% of their income for housing costs, they would have only $21,000 to spend on rent annually. This would be insufficient to pay the median rental. It would mean taking from other budgeted expenses.


**$27,300**
**+ $1,820**

This single income household has a budget of $27,300 if they were to spend 30% or less of their income on housing costs. Paying the median weekly rent leaves them with $1,820 annually that they can save towards a deposit. It would take them 57 years to save a 20% based only on using this surplus

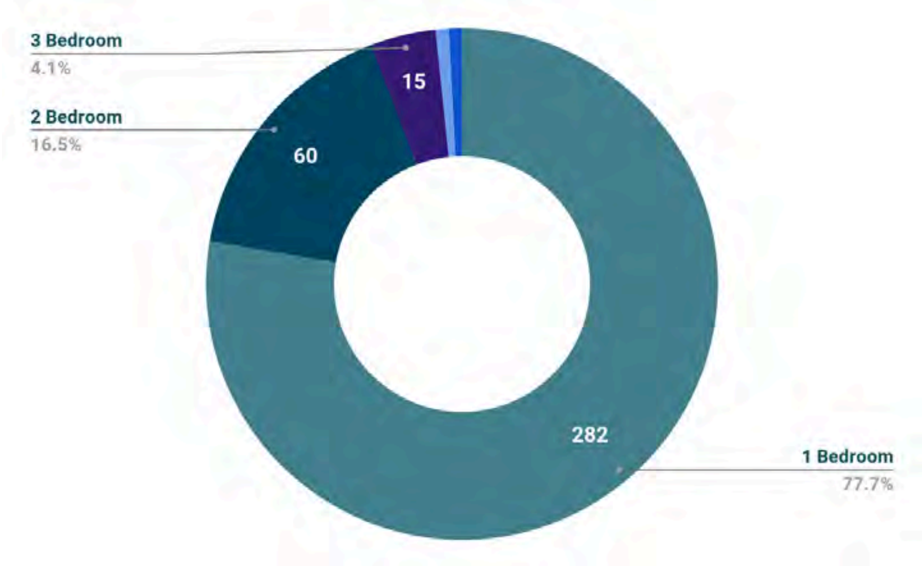

**$46,800**
**+ $21,320**

Budgeting 30% of their income for housing costs means this dual income household has $46,800. This is sufficient to pay the median weekly rent, and at the end of the year, they have almost $21,000 in savings - at this rate, they'll be able to save a 20% deposit for the median value property in 4.9 years.

## Supported & Public Housing

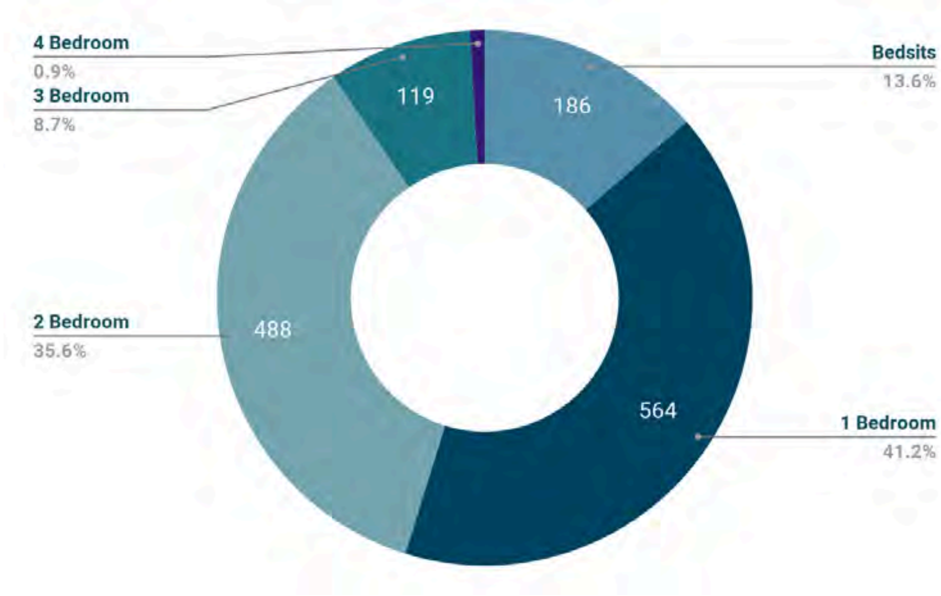
- **The Waitematā local board has 363 applicants for public housing[49]**
- **Kāinga Ora has 1369 properties in the Waitematā local board, and 27 available properties for tenants**
- **There are 936 households in Emergency Housing within the Waitematā local board.**

Figure 13. The number of bedrooms required for the 363 applicants[50]:




[49]https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/housing-register.html
[50]https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/housing-register.html

Figure 14. Public homes in the Waitematā Local Board area[51]




**Status of Kāinga Ora's 256 vacant properties in the Waitemata Local Board Area[52]**

**27** of them are ready to let. **7** of them are under repair. **48** properties are undergoing renewal and maintenance. **6** are pending redevelopment. **160** of the properties are under "Pending Decision."

**Emergency Housing Special Needs Grant as at quarter end - 30th September 2023:**

- Number of grants across the quarter in Auckland Super City: **8,256**
- Number of Primary Applicants **1,812**
- Total Amount Granted: **$25,925,465**
- Number of households in Emergency Housing as at report date: **936**
- Number of Adults in Emergency Housing as at report date: **1,098**
- Number of Children in Emergency Housing as at report date: **1,365**
- NZ European's in Emergency Housing as at report date: **225**
- Māori in Emergency Housing as at report date: **471**
- Pacific Peoples in Emergency Housing as at report date: **270**
- Single parent/caregiver with children in Emergency Housing as at report date: **459**
- 65+ Years Old in Emergency Housing as at report date: **27**
- People under 25 years: **201**

[51] https://kaingaora.govt.nz/publications/oia-and-proactive-releases/housing-statistics/
[52] https://kaingaora.govt.nz/publications/oia-and-proactive-releases/housing-statistics/

## Residential Developments

### Approved Residential Under Construction

- Seascape[53]: 81 – Customs Street East, 221 apartments across 52 storeys. It is anticipated to be completed in the first quarter of 2023.
- The CAB[54]: 1 Grey's Ave, 1, 2, & 3 bedroom residences across 16 storeys (retrofit of former Auckland Council Civic Administration Building). As of February 2022, show apartments are available for viewing.
- 30 Madden[55]: In December 2021, it was announced that 30 Madden had sold out prior to construction. Registrations of interest for Willis Bond's next Wynyard Quarter development are now open.
- 51 Albert apartments[56]: 51 Albert Street, 30 apartments on levels 29 – 41 of a 41-storey mixed-use development. In February 2022, an update showed that construction still continues.

### Proposed Residential

- 65 Federal[57]: Potentially 300 apartments at 180 m tall.
- The Downtown Mixed-Use Precinct "The precinct will include premium commercial, retail and hospitality offerings, drawing thousands of workers and visitors to the area every day. It will also include hundreds of new homes, growing the city centre's stature as an urban neighbourhood that tens of thousands of Aucklanders already call home"
- The Symphony Centre by "With retail, commercial offices and new homes, it will deliver pioneering transit-oriented development (TOD) and the first mixed-use property in New Zealand to be integrated with a public train station."[58][59][60]
- Kāinga Ora I 103 & 105 Vincent Street
    - Land size: 1,860m2
    - Existing homes: 2 storey complex and 7 storey building
    - Status: Feasibility
    - Expected Completion: First half of 2025

### Recently Completed Residential

- Queens Park Residences: 369 Queen Street, 111 residences across 12 storeys.
- The Pacifica: 200 apartments, 178m high[61].

This is a placeholder page as there is another piece of work being being undertaken under the Increase Investment & Attraction workstream, Tātaki is leading this with a number of commercial real estate firms.

[53] https://www.seascapeauckland.co.nz/
[54] https://thecab.civicquarter.com/
[55] https://www.30madden.co.nz/
[56] https://www.51albert.com/
[57] https://peddlethorp.co.nz/projects/65-federal-st/
[58] https://www.ekepanuku.co.nz/projects/symphony-centre-bledisloe-house-developments/
[59] https://www.thesymphonycentre.co.nz/
[60] https://www.ekepanuku.co.nz/projects/downtown-mixed-use-precinct/
[61] https://www.hotcity.co.nz/city-centre/transforming-city/private-developments/residential-developments

# Summary of City Centre Precincts

# Detailed Statistics by City Centre Precinct

***Full breakdown of the following statistics from Stats NZ here:*** *https://docs.google.com/spreadsheets/d/154aDDtQS5rr7gZvCHedrVRRVDiyMViPcvygbhpVkSmw/edit#gid=0*

## West Waterfront

SA2 Areas: Wynyard Quarter + Viaduct


**Figure 3.** ***West Waterfront - Auckland City Centre Masterplan 2020***

### Wynyard Quarter and Viaduct

- Total Population 2006**: 699**
- Total Population 2018: **1,008**
- Median Age 2018 : **44**

- Ethnicity% 2018:
    - **75.3** Pakeha;
    - **18.8** of Asian ethnicity;
    - **3.6** Identify as Māori;
    - **5.4** of Māori descent.
- Gender 2018
    - **516** male;
    - **492** female;

- Number of people who identify as Māori Residents 2018: **36**
- Occupied Dwellings 2018: **675**
- Unoccupied Dwellings 2018: **207**
- Total number of Dwellings 2018: **918**
- % of People who work from home 2018: **14.5%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018 : **37.5%**

- % Home Ownership / Tenure (own or partially own) 2018: **22.9%**
- $ Median Weekly Rent 2018: **600**
- % of people who have access to basic amenities 2018: **98.3%**
- $ Median individual income 2018: **$74,000**

## East City + Central Waterfront

SA2 Areas:  Quay Street - Customs Street, Anzac Avenue, The Strand


**Figure 4.** ***Central Waterfront - Auckland City Centre Masterplan 2020***


**Figure 5.** ***East City - Auckland City Centre Masterplan 2020***

### Quay Street and Customs Street

- Total Population 2006**: 1,104**
- Total Population 2018: **2,274**
- Median Age 2018: **31.9**

- Ethnicity% 2018:
  - **39.2** Pakeha;
  - **4.4** Māori;
  - **3.4** Pacific peoples;
  - **50.0** Asian;
  - **6.6** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,206** male;
  - **1,065** female;

- Number of people who identify as Māori Residents 2018: **99**
- Occupied Dwellings 2018: **1,134**
- Unoccupied Dwellings 2018: **276**
- Total number of Dwellings 2018: **1,485**
- % of People who work from home 2018: **7.5%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **43.8%**

- % Home Ownership / Tenure (own or partially own) 2018: **16.4%**
- $ Median Weekly Rent 2018: **510**
- % of people who have access to basic amenities 2018: **84.7%**
- $ Median individual income 2018: **$37,500**

## Anzac Avenue

- Total Population 2006: **2,124**
- Total Population 2018: **2,748**
- Median Age 2018: **30.6**

- Ethnicity% 2018:
  - **45.9** Pakeha;
  - **14.4** Māori;
  - **2.6** Pacific peoples;
  - **44.4** Asian;
  - **7.4** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,422** male;
  - **1,323** female;

- Number of people who identify as Māori Residents 2018: **120**
- Occupied Dwellings 2018: **1,491**
- Unoccupied Dwellings 2018: **117**
- Total number of Dwellings 2018: **1,689**
- % of People who work from home 2018: **6.2%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **48.3%**

- % Home Ownership / Tenure (own or partially own) 2018: **18.9%**
- $ Median Weekly Rent 2018: **440**
- % of people who have access to basic amenities 2018: **91.4%**
- $ Median individual income 2018: **$37,200**

## The Strand

- Total Population 2006: **1,188**
- Total Population 2018: **1,353**
- Median Age 2018: **28**

- Ethnicity% 2018:
  - **45.7** Pakeha;
  - **3.3** Māori;
  - **2.7** Pacific peoples;
  - **40.1** Asian;
  - **13.1** Middle Eastern/Latin American/African.
- Gender 2018
  - **705** male;
  - **648** female;

- Number of people who identify as Māori Residents 2018: **45**
- Occupied Dwellings 2018: **456**
- Unoccupied Dwellings: **48**
- Total number of Dwellings: **579**
- % of People who work from home: **8.1%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.): **39.4%**

- % Home Ownership / Tenure (own or partially own): **16%**
- $ Median Weekly Rent: **550**
- % of people who have access to basic amenities: **92.1%**
- $ Median individual income: **$28,500**

## Karangahape

SA2 Areas: Karangahape


**Figure 6.** ***Karangahape - Auckland City Centre Masterplan 2020***

### Karangahape

- Total Population 2006**: 1,413**
- Total Population 2018: **2,307**
- Median Age 2018: **32.6**

- Ethnicity% 2018:
  - **61.9** Pakeha;
  - **5.5** Māori;
  - **3.3** Pacific peoples;
  - **29.6** Asian;
  - **6.4** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,260** male;
  - **1,047** female;

- Number of people who identify as Māori Residents 2018: **126**
- Occupied Dwellings 2018: **1,089**
- Unoccupied Dwellings 2018: **204**
- Total number of Dwellings 2018: **1,341**
- % of People who work from home 2018: **8.5%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **35.7%**

- % Home Ownership / Tenure (own or partially own) 2018: **29.7%**
- $ Median Weekly Rent 2018: **$520**
- % of people who have access to basic amenities 2018: **93.1%**
- $ Median individual income 2018: **$43,800**

## Waihorotiu / Queen Street Valley

SA2 Areas: Queen Street,  Queen Street South West, Shortland Street


**Figure 7.** ***Waihorotiu / Queen Street - Auckland City Centre Masterplan 2020***

**Queen Street**

- Total Population 2006**: 1,074**
- Total Population 2018: **2,193**
- Median Age 2018: **29.3**

- Ethnicity% 2018:
    - **51.4** Pakeha;
    - **3.0** Māori;
    - **2.3** Pacific peoples;
    - **37.8** Asian;
    - **8.8** Middle Eastern/Latin American/African.
- Gender 2018
    - **1,215** male;
    - **975** female;

- Number of people who identify as Māori Residents 2018: **66**
- Occupied Dwellings 2018: **1,005**
- Unoccupied Dwellings 2018: **141**
- Total number of Dwellings 2018: **1,146**
- % of People who work from home 2018: **7.2**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **50%**

- % Home Ownership / Tenure (own or partially own) 2018: **18.2%**
- $ Median Weekly Rent 2018: $**420**
- % of people who have access to basic amenities 2018: **89.3%**
- $ Median individual income 2018: **$23,700**

## Queen Street South West

- Total Population 2006**: 1,206**
- Total Population 2018: **1,614**
- Median Age 2018: **30.2**

- Ethnicity% 2018:
  - **39.4** Pakeha;
  - **7.6** Māori;
  - **3.3** Pacific peoples;
  - **46.3** Asian;
  - **8.7** Middle Eastern/Latin American/African.
- Gender 2018
  - **861** male;
  - **750** female;

- Number of people who identify as Māori Residents 2018: **123**
- Occupied Dwellings 2018: **894**
- Unoccupied Dwellings 2018: **90**
- Total number of Dwellings 2018: **1,212**
- % of People who work from home 2018: **6**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **46.4%**

- % Home Ownership / Tenure (own or partially own) 2018: **18.4%**
- $ Median Weekly Rent 2018: **$430**
- % of people who have access to basic amenities 2018: **87.7%**
- $ Median individual income 2018: **$24,900**

## Shortland Street

- Total Population 2006**: 768**
- Total Population 2018: **1,602**
- Median Age 2018: **32.1**

- Ethnicity% 2018:
  - **50.9** Pakeha;
  - **3.7** Māori;
  - **1.9** Pacific peoples;
  - **40.4** Asian;
  - **6.9** Middle Eastern/Latin American/African.
- Gender 2018
  - **834** male;
  - **768** female;

- Number of people who identify as Māori Residents 2018:60
- Occupied Dwellings 2018: **1,113**
- Unoccupied Dwellings 2018: **201**
- Total number of Dwellings 2018: **1,320**
- % of People who work from home 2018: **9.4%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **49.5%**

- % Home Ownership / Tenure (own or partially own) 2018: **20.2%**
- $ Median Weekly Rent 2018: $**440**
- % of people who have access to basic amenities 2018: **91.2%**
- $ Median individual income 2018: **$43,600**

## West Stitch

SA2 Areas: Hobson Ridge Central, North, South, Victoria Park


**Figure 8.** ***West Stitch - Auckland City Centre Masterplan 2020***

### Hobson Ridge Central

- Total Population 2006: **1,761**
- Total Population 2018: **3,756**
- Median Age 2018: **27.4**

- Ethnicity% 2018:
  - **17.6** Pakeha;
  - **3.8** Māori;
  - **3.0** Pacific peoples;
  - **72.0** Asian;
  - **7.1** Middle Eastern/Latin American/African.
- Gender 2018
  - **2,058** male;
  - **1,698** female;

- Number of people who identify as Māori Residents 2018: **144**
- Occupied Dwellings 2018: **1,572**
- Unoccupied Dwellings 2018: **159**
- Total number of Dwellings 2018: **1,734**
- % of People who work from home 2018: **2.8%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **54.6%**

- % Home Ownership / Tenure (own or partially own) 2018: **14.1%**
- $ Median Weekly Rent 2018: **$440**
- 490% of people who have access to basic amenities 2018: **85.3%**
- $ Median individual income 2018: **$19,500**

### Hobson Ridge South

- Total Population 2006: **945**
- Total Population 2018: **1,959**
- Median Age 2018: **27.9**

- Ethnicity% 2018:
  - **21.9** Pakeha;
  - **2.3** Māori;
  - **2.0** Pacific peoples;
  - **68.1** Asian;
  - **8.0** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,038** male;
  - **918** female;

- Number of people who identify as Māori Residents 2018: **45**
- Occupied Dwellings 2018: **768**
- Unoccupied Dwellings 2018: **81**
- Total number of Dwellings 2018: **858**
- % of People who work from home 2018: **5.2%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **53%**

- % Home Ownership / Tenure (own or partially own) 2018: **18.2%**
- $ Median Weekly Rent 2018: **$440**
- % of people who have access to basic amenities 2018: **85.4%**
- $ Median individual income 2018: **$20,700**

### Hobson Ridge North

- Total Population 2006: **1,827**
- Total Population 2018: **2,475**
- Median Age 2018: **29.3**

- Ethnicity% 2018:
  - **30.4** Pakeha;
  - **2.9** Māori;
  - **3.2** Pacific peoples;
  - **59.2** Asian;
  - **8.4** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,326** male;
  - **1,146** female;

- Number of people who identify as Māori Residents 2018: **72**
- Occupied Dwellings 2018: **1,260**
- Unoccupied Dwellings 2018: **201**
- Total number of Dwellings 2018: **1,632**
- % of People who work from home 2018: **4.5%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **52%**

- % Home Ownership / Tenure (own or partially own) 2018: **20.2%**
- $ Median Weekly Rent 2018: **$460**
- % of people who have access to basic amenities 2018: **88.8%**
- $ Median individual income 2018: **$33,000**

### Victoria Park

- Total Population 2006**: 1,050**
- Total Population 2018: **2,070**
- Median Age 2018: **28.7**

- Ethnicity% 2018:
  - **32.3** Pakeha;
  - **3.2** Māori;
  - **2.9** Pacific peoples;
  - **59.1** Asian;
  - **7.0** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,116** male;
  - **954** female;

- Number of people who identify as Māori Residents 2018: **66**
- Occupied Dwellings 2018: **993**
- Unoccupied Dwellings 2018: **162**
- Total number of Dwellings 2018: **1,320**
- % of People who work from home 2018: **4.1%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **49.9%**

- % Home Ownership / Tenure (own or partially own) 2018: **17.7%**
- $ Median Weekly Rent 2018: **$490**
- % of people who have access to basic amenities 2018: **89.3%**
- $ Median individual income 2018: **$37,800**

## Learning Quarter

SA2 Areas: Auckland University, Symonds Street East, Symonds Street North West, Symonds Street West


**Figure 9.** ***Learning Quarter - Auckland City Centre Masterplan 2020***

### Auckland University

- Total Population 2006: **96**
- Total Population 2018: **105**
- Median Age 2018: **29.2**

- Ethnicity% 2018:
  - **28.6** Pakeha;
  - **8.6** Māori;
  - **5.7** Pacific peoples;
  - **62.9** Asian;
  - **11.4** Middle Eastern/Latin American/African.
- Gender 2018
  - **57** male;
  - **48** female;

- Number of people who identify as Māori Residents 2018: **9**
- Occupied Dwellings 2018: **63**
- Unoccupied Dwellings 2018: **9**
- Total number of Dwellings 2018: **75**
- % of People who work from home 2018: **4.8%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **47.6%**

- % Home Ownership / Tenure (own or partially own) 2018: **5%**
- $ Median Weekly Rent 2018: **$370**
- % of people who have access to basic amenities 2018: **88.9%**
- $ Median individual income 2018: **$30,200**

### Symonds Street East

- Total Population 2006: **1,209**
- Total Population 2018: **1,980**
- Median Age 2018: **23.5**

- Ethnicity% 2018:
  - **34.7** Pakeha;
  - **5.3** Māori;
  - **3.2** Pacific peoples;
  - **56.5** Asian;
  - **6.7** Middle Eastern/Latin American/African.
- Gender 2018
  - **915** male;
  - **1,065** female;

- Number of people who identify as Māori Residents 2018: **105**
- Occupied Dwellings 2018: **534**
- Unoccupied Dwellings 2018: **69**
- Total number of Dwellings 2018: **609**
- % of People who work from home 2018: **8.3%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **43.9%**

- % Home Ownership / Tenure (own or partially own) 2018: **21.5%**
- $ Median Weekly Rent 2018: **$450**
- % of people who have access to basic amenities 2018: **90.4%**
- $ Median individual income 2018: **$9,200**

### Symonds Street North West

- Total Population 2006: **2,199**
- Total Population 2018: **2,992**
- Median Age 2018: **24.7**

- Ethnicity% 2018:
  - **26.3** Pakeha;
  - **4.0** Māori;
  - **2.4** Pacific peoples;
  - **64.6** Asian;
  - **7.4** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,428** male;
  - **1,491** female;

- Number of people who identify as Māori Residents 2018: **117**
- Occupied Dwellings 2018: **1,428**
- Unoccupied Dwellings 2018: **171**
- Total number of Dwellings 2018: **1,599**
- % of People who work from home 2018: **6%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **51.8%**

- % Home Ownership / Tenure (own or partially own) 2018: **11.3%**
- $ Median Weekly Rent 2018: **$390**
- % of people who have access to basic amenities 2018: **81.2%**
- $ Median individual income 2018: **$12,500**

### Symonds Street West

- Total Population 2006: **1,293**
- Total Population 2018: **2,856**
- Median Age 2018: **26.6**

- Ethnicity% 2018:
  - **22.1** Pakeha;
  - **4.2** Māori;
  - **3.5** Pacific peoples;
  - **66.1** Asian;
  - **7.9** Middle Eastern/Latin American/African.
- Gender 2018
  - **1,533** male;
  - **1,320** female;

- Number of people who identify as Māori Residents 2018: **120**
- Occupied Dwellings 2018: **1,227**
- Unoccupied Dwellings 2018: **69**
- Total number of Dwellings 2018: **1,518**
- % of People who work from home 2018: **4.6%**
- Potential % of CC residents that live and work in the city (based on the amount of people that walk and jog to work - work from home number not included.) 2018: **48.7%**

- % Home Ownership / Tenure (own or partially own) 2018: **13.2%**
- $ Median Weekly Rent 2018: **$460**
- % of people who have access to basic amenities 2018: **84.2%**
- $ Median individual income 2018: **$15,100**

# Part B: Tools and levers to increase the residential population in the City Centre

## Introduction to Tools and Levers

The City Centre Action Plan focuses on growing the permanent residential population[62] and identifies one of the first steps needs to be to "complete a study to examine all our levers to support residential growth in the city centre and develop an action plan for implementation over the short to medium term"[63]. To start this process, Part B of this report identifies the tools and levers that could be used to achieve the ambition of the City Centre Advisory Panel to see 100,000 city centre residents making the city centre their home[64].

There are a broad range of influencing factors that determine which tools and levers might be appropriate at different times, from interest rates, infrastructure issues to the changing needs from a growing population, therefore to ensure the central city has all the elements necessary to attract more and varied residents, both demand and supply side tools will need to be considered holistically and in a coordinated manner.

An overview of these tools and levers is provided in Figure 10.

***Tools and Levers Definitions***

*In the context of local government urban regeneration, the difference between a tool and a lever lies in their functionality. A tool is a specific instrument or method used to achieve a particular outcome, such as finance, by-laws , or regulation. On the other hand, a lever is a broader concept that refers to the ability to influence or control the regeneration process, which can be achieved through the use of various tools. Therefore, while a tool is a specific means to achieve something, a lever is the broader capacity to influence or control a situation.*

[62] Auckland City Centre Action Plan, 2023
[63] Auckland City Centre Action Plan, page 36, 2023
[64] Kick off workshop, November 2023

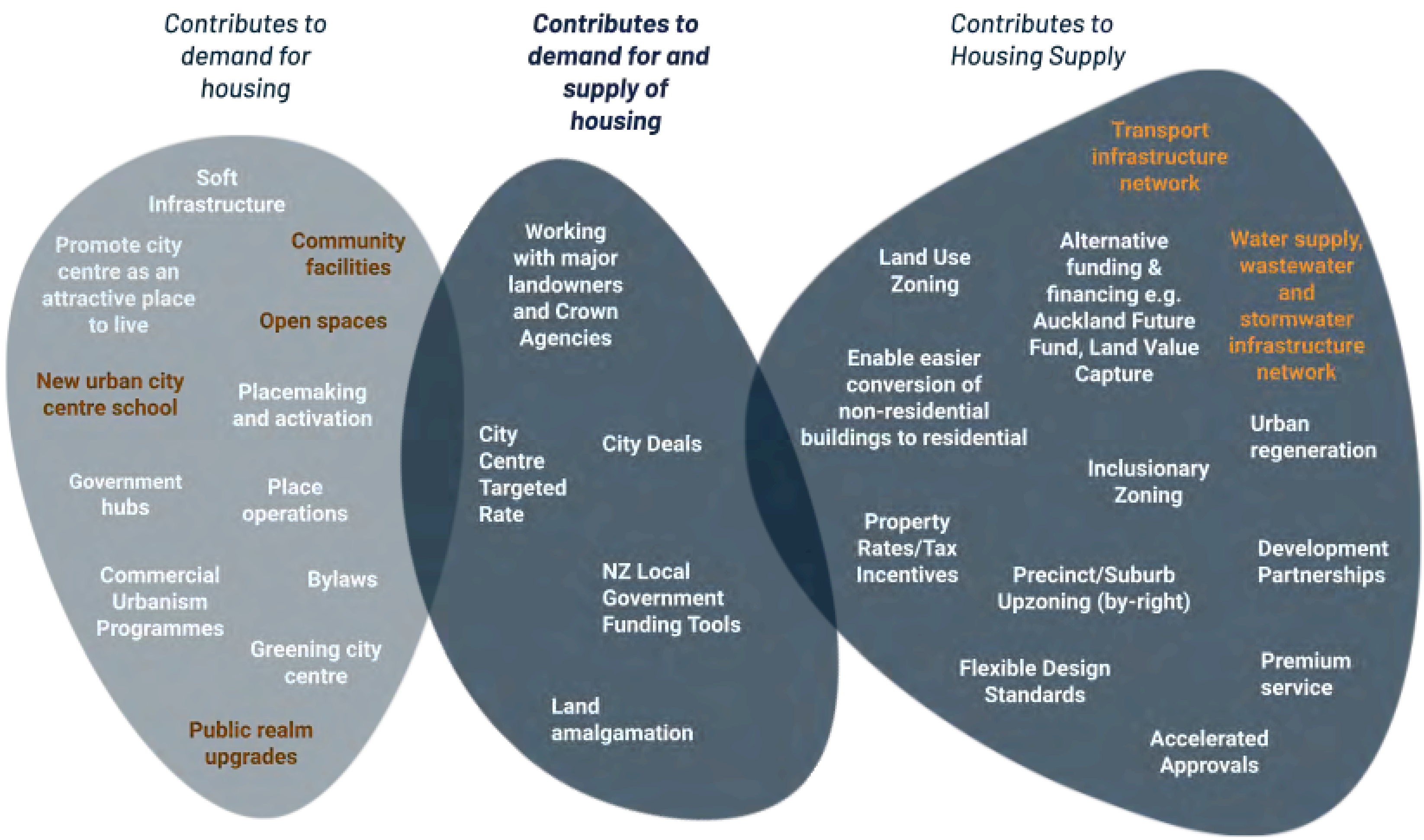



**Figure 10. Overview of tools and levers for increasing residential populations**

# Summary of Tools and Levers

## Housing continuum

A healthy housing system should provide a range of tenures on offer that suit households at different stages of the housing continuum (Figure 2).


**Figure 2. The Housing Continuum (Source: The Urban Advisory)**

- Currently in the city centre the supply of housing is largely driven by short-term and long-term market rental tenures, followed by market home ownership. According to Census 2018, 71% of residents don't own the home they are staying in and 13% own or partly own the home they were staying in. The rest of the respondents were family trusts (5%) and "other" (11%).

## City Centre housing exemplars

The city centre is constantly evolving, with new buildings, businesses, and communities being established every day. However, when it comes to the housing continuum, there are often segments of the continuum that are overlooked by society in general. Fortunately, there are two exemplar housing projects within the city centre that have proven what is possible for these oft-forgotten segments. In addition to providing much-needed homes for vulnerable populations, these projects have also sparked conversation and action within the private sector. They have proven that there is a demand for diverse and inclusive housing options in urban areas, hopefully encouraging developers to think outside the box and consider how they can make their projects more accessible and beneficial to all members of society.

| Auckland City Mission Homeground[65] | Kāinga Ora Te Mātāwai[66, 67] |
|---|---|
|  |  |

[65] Steven Lawson Architects
[66] Kainga Ora Te Mātāwai factsheet
[67] Archipro NZ, Te Mātāwai – the largest public housing project in Aotearoa so far, 2022

This purpose-built space is a thriving central city community hub, offering a wide range of services and facilities for people in greatest need, while welcoming all of Auckland to enjoy the building. HomeGround brings together.

1. **Visionary Social Services and Supportive Living Facility:**
   HomeGround is a comprehensive social services and supportive living facility that has been built on the Breaking Ground principles, embodies manaakitanga and kaitiakitanga and design guided by Living Building Challenge. It aims to end chronic homelessness in central Auckland by offering permanent accommodation and integrated health and community services. The philosophy of the Living Building Challenge (LBC) advocates for creating spaces that are socially just, culturally rich and ecologically restorative. The LBC is acknowledged as being the most strenuous building certification in the world, and HomeGround delivers on many of its principles. The on-site healthcare centre, catering for up to 3,000 patients, is open to Mission clients as well as nearby residents and city workers. In addition to private areas for clients and residents, the building has rentable public spaces to bring in additional revenue, including conference facilities and community enterprise spaces.

2. **Supportive Housing Model:**
   The facility spans 12,500m² with 80 studio and one-bedroom apartments for chronically homeless people and those on the social housing register.
   It offers various support services, including addiction withdrawal, a public medical centre, and activity spaces.

3. **Cultural Expression and Programme:**
   The building reflects Māori whakaaro and tikanga, with a symbolic yet pragmatic design aligned with Māori and Pasifika culture.It incorporates material selections and cultural symbols to provide a sense of identity and manaakitanga.

4. **Ecological Innovation in Design and Construction:**
   HomeGround's major innovation is the use of mass timber construction, achieving an 80% reduction in carbon over a 60-year life compared to standard steel/concrete construction. It also incorporates environmental strategies, passive design, and urban rooftop food production to enhance human well-being.

Te Mātāwai is a recent public housing complex in central Auckland providing 276 individual homes within 3 buildings. It is the first Kāinga Ora single-site supported housing development in Aotearoa, offering permanent homes and 24/7 on-site support services.

1. **Mixed-use and mixed-tenure:**
   Te Mātāwai is a mixed-use building featuring public housing, private market apartments, communal spaces, and commercial and retail space.The building incorporates three tower blocks named Waiora, Waitapu, and Wainui, with 76 units in Waitapu available for market rent to create a diverse and mixed community. The complex houses 200 public housing customers, , and will also provide support for people from the rough sleeping community. Residents have access to over 3,000m² of communal spaces including a commercial kitchen, dining hall, laundry, computer room and recreation areas. Medical facilities are also available onsite.

2. **Kāinga Ora's first Supportive Housing site**
   Kāhui Tū Kāha and Hapori Kaitiaki are based at Te Mātāwai to provide specialist support to residents, and an onsite tenancy team will manage all 276 tenancies. Around 80 of the homes will specifically target and house people from the rough sleeping community, indicating an emphasis on supportive housing.

3. **Water-centric design**
   The name Te Mātāwai means water emerging from the upper reaches of the catchment, representing purity. The design integrated a narrative centred around the flow of water, reflecting the life force that water provides and connecting with the land and people. Elements such as the undulating timber ceiling and the shell aggregate on the ground floor represent the flow of water in the building.

4. **Community-driven approach**
   The project was driven by a socially conscious community approach, with the integration of wraparound services and lifemark-rated accessibility features, aiming to achieve positive outcomes for all residents.
   Ngāti Whātua Ōrākei, a key partner in the design process, helped integrate a narrative connecting with the land and people, emphasising the importance of community in the project.

**The City City Action Plan identifies 9 levers for the council group in the city centre (Figure 11).**


**Figure 11. Auckland Council group levers (City Centre Action Plan)**

## Plan change 78

There is already a lot happening to increase the residential population. **Notably, the main proposed changes in PC78 for the City Centre are:**

- Enabling for the development of at least six-storey buildings within walkable catchments **from the edge of the City Centre.** The council proposes to achieve this by zoning residential sites within these walkable catchments **to a modified version of the existing Terrace Housing and Apartment Buildings zone within the AUP.**

- **Removing the Floor Area Ratio (FAR) standards,** which currently regulate site intensity and development scale in the city centre. While FAR varies throughout the city centre, it usually allows for greater development potential in certain areas. Eliminating these standards will give developers more flexibility in building design while still adhering to other regulations such as tower dimensions and set back controls.
- **The FAR bonus standards will be eliminated**. These standards currently allow for the transfer of extra floor space between sites and buildings. However, as all sites will have increased height and/or development potential, the transfer of floor space is no longer necessary.
- Amending the general height control to **allow for unlimited building heights in the core city centre**, except in cases where special height controls are in place. **The maximum height will be 72.5 metres across the entire city centre**, unless special height controls or other qualifying factors come into play.

## Auckland Plan – Future Development Strategy growth model – Housing Business Assessment (enabled v feasible)

The Auckland Future Development Strategy (FDS) describes the City Centre with a strong residential population as a place that is more "vibrant, safe and sustainable city centre"[68]. The FDS and Housing and Business Development Capacity Assessment (HBA) does not provide specific data on the city centre, but the HBA has given an estimate of feasible housing typologies for the Waitematā local board . It has given a range of the number of feasible units that could be built, based on the profit expectations of the model developer[69] (Table 2):

| | Minimum pricing | Maximum-profit pricing |
|---|---|---|
| **Apartment** | 78,896 | 47,202 |
| **Terrace** | 4,587 | 4,790 |
| **House** | 79 | 78 |

**Table 2. Estimated number of units within the Waitematā local board area from the HBA**

## Conversion of office/commercial to residential use (Action 3.1)

Due to the wide-ranging actions required to attract and retain residents, some of these tools overlap with other key actions found in the City Centre Action Plan such as 3.1 Conversion from commercial to residential use. Current work on Action Plan 3.1 includes Auckland Council making it easier for developers to undertake the conversion by reducing planning and building consent red tape. The regulatory team found that even within the current Building Act framework (which places onerous requirements for conversions), there are points of improvement that could help developers interested in office conversions. They are currently identifying opportunities to enable apartment configurations that provide both enhanced liveability opportunities and economic incentives for developers to progress commercial to residential change of use projects.

[68] Auckland Council, Future Development Strategy Evidence Report:55, 2023
[69] Auckland Council, HBA Feasibility Summary, 2023

It's important to remember that even if Auckland Council eases the regulatory burden for developers to convert office buildings, they will still be primarily driven by underlying market fundamentals. An easy regulatory pathway to conversation is like an icing on the cake stuffed with positive market fundamentals.

## A global scan of tools and levers for increasing residential population growth

A global scan focused specifically on the common elements present in growing inner city residential residential populations found that:

- Residents have housing choice
- Residents feel physically connected & find it easy to get around
- There is variety and scale of mixed-use buildings
- Building owners are given flexible/responsive planning, design and building codes
- The city centre is perceived as being a safe & clean space
- Residents find it easy to establish social connections and feel rooted to the city centre
- There is a variety of central and local government funding
- Every aspect of change is measured and monitored
- Residents can make use of purpose-built network and community infrastructure assets
- A vibrant student quarter that is integrated with the rest of the inner-city
- The city centre has strong place branding and marketing function
- Supporting and enabling city centre businesses, including a thriving night time economy

You would've seen a summary of the findings of the global scan in Figure 10. It identifies a range of tools and levers within Auckland Council mandate to use. It also summarises the tools that could be used by other government agencies or the private sector and communities. Six out of the nine thriving city categories, as the most commonly used tools and levers from other cities which have successfully grown their inner city residential populations and are achievable in New Zealand, are summarised in the below table 3. This is not an exhaustive list.

We have placed the range of tools and levers into columns (Table 3) that describe which will increase the supply of homes and which will increase the demand for homes such as office buildings and retail property developments, public infrastructure (libraries, community centres, schools). This is for information purposes only, and considering and pulling on any of the tools must be done with the full awareness of market and political dynamics at the time.The table focuses on Auckland Council group levers and tools in the first instance, it will be enhanced with information on levers and tools that rest outside the council group that can be used to support a growing population.

This table will be updated following discussion and input from the Advisory Panel and internal workshop. Everyone has a part to play in supporting residential growth in the city centre and reaching the ambition of 100,000 residents living here.

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| **Leadership and Advocacy** | | | | |
| | City deals | Contributes to demand for and supply of housing | Initially implemented in the United Kingdom in 2011, 'City Deals' are lengthy, geographically-specific collaborative agreements, typically spanning a duration of 10 or more years, between the national government and local governments or economic regions. These agreements prioritise the stimulation of economic development by granting local government entities the authority and funding necessary to carry out and accomplish projects and initiatives within their respective city or region.<br><br>Australia has been pursuing the City Deal approach since 2016, most recently for South East Queensland. The "SEQ City Deal", confirmed in 2022, provides a welcome boost to the building of key infrastructure in advance of the 2032 Summer Olympics in Brisbane.<br><br>This tool was proposed in the Future for Local Government Review and is modelled on the Australian experience. The Mayor of Auckland has proposed an Auckland Deal which will align central and local government around - Partnership & Devolution; Integrated Transport Plan; Housing, Growth & Urban Regeneration; Infrastructure, Water Reform & Climate Resilience; Environment; Social, Cultural & Economic Development.<br><br>Manchester, UK has one of the oldest city deals and is generally considered the most "successful". Although, the measurement of success can be as controversial as the city deal itself. Key elements of this deal are its infrastructure focus, **binding governance and devolution of authority structure**, and an 'earn-back' scheme which allows the local governments to recoup a portion of national tax revenue generated by the investment. | |
| | New urban city centre school | Contributes to demand for housing | There are currently no (public) primary or secondary schools located within the city centre geographic boundaries. Primary school children currently go to Freemans Bay or X primary schools. This is seen as a major gap in the infrastructure provision for the children of families living in the city, with demand likely to increase with a growing residential population. Urban schools have different requirements from traditional schools given the cost/availability of land in dense urban centres. Schools can become the heart of the communities they serve - places for children and whanau, to learn, socialise and to access resources in an equitable way. | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | Soft Infrastructure | Contributes to demand for housing | The term "soft infrastructure" refers to non-physical elements like rules, organisations, and social systems that help a city function. It includes community groups, local governments, and NGOs working together to achieve common goals. Soft infrastructure is vital for helping vulnerable people and/or interest groups and can respond quickly to changes within the city centre such in emergencies. When there are budget cuts, these groups sometimes take on responsibilities that were previously handled by the government. They play a key role in addressing various social, cultural, environmental, and economic issues on behalf of and for city centre residents. As part of meeting the needs of a growing residential city centre population, a voice for residents is increasingly important - a residents advocacy group or community group can allow the community to have a voice in decision-making and allows the community to work together with other important groups. | |
| | Work with major landowners and Crown agencies | Contributes to demand for and supply of housing | Developing working relationships, particularly with Kāinga Ora Homes & Communities, Ministries of Education and Housing & Urban Development, NZ Transport Agency will be a major strategic tool. For example, Kāinga Ora can support housing delivery at scale and has powers and functions that deliver large-scale developments efficiently.Other Crown departments and agencies can provide critical infrastructure and services needed to grow and sustain a thriving population. | |
| | Promote city centre as an attractive place to live | Contributes to demand for housing | Promote the city centre as an attractive place to live through positive communications, marketing and branding. | |
| **Transport infrastructure network** | | | | |
| | Transport infrastructure network | Contributes to supply of housing | Integrated transport network for the city centre supports future residential growth by unlocking additional opportunities - refer CCMP, Access for Everyone and City Centre Action Plan. The most accessible location in Auckland for access to PT network and services - bus, rail and ferry - which will only increase following the opening of the City Rail Link. Shift towards prioritising people and opportunities to improve people's experience walking and cycling around the city centre. | |
| **Public Good Investment** | | | | |
| | Water supply, wastewater and stormwater infrastructure network | Contributes to supply of housing | City centre growth promises strategic benefits for accommodating future residents by leveraging existing infrastructure but demands careful consideration of three-waters infrastructure challenges. The change of use from office to residential or mixed use will | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | | | change and increase the demand on the water and wastewater services above what has been planned for in the area.<br><br>Existing network capacities in some parts of the city are unlikely to be sufficient for this increased demand resulting in the need for upgrades and subsequent disruptions due to the dense urban environment. Balancing these demands without upgrades could be done utilising innovative demand management solutions, like water-efficient practices, reducing strain on existing networks but there is a practical and physical limitation to these types of solutions and network upgrades to both the local and bulk infrastructure is likely to be needed in the future. Collaborative planning among stakeholders and utility providers is paramount for coordinated development and minimizing disruptions.<br><br>**Water:**<br>The City Centre is currently well served for Water supply, but as noted above the change the population demographic to a higher residential mix may impact on Watercares short to medium term ability to service fast rates of change. Watercares current network in the area does have some infrequent constraints around headloss due to higher than expected peak demand and some low pressure issues at the upper end of the area which may require further investigations and solutions.<br><br>**Wastewater:**<br>Watercare is investing in renewing a number of key Wastewater networks such as the Queen Street upgrade within the area and is taking the opportunity to assess future demands and build these into the upgrades. This will reduce the number of wet weather overflows that occur in the area as well as accommodate growth. Like Water supply the change in flows due to a higher residential population will present challenges to servicing growth and work will need to be done to reassess the likley increase in population and demand leading to a number of local and bulk network upgrades.<br><br>**Stormwater:**<br>Generally, the increase in populations will not cause an increase in SW effects as the majority of the city centre is already constructed and building up rather than out to accommodate additional populations limits the impacts on SW as the impervious surfaces would generally not increase. Green infrastructure solutions can effectively manage stormwater while enhancing urban aesthetics. Implementing additional green areas within | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | | | developments as well as the greening of the public spaces will help improve the water quality and quantity as well as helping mitigate the impacts of Urban Heat islands effects and providing ecological outcomes. | |
| | Community facilities | Contributes to demand for housing | Essential to support a growing residential population in the city centre are the existing network of community facilities - these include Ellen Melville community centre, central city Library and leisure facilities e.g. Tepid Baths. | |
| | Greening city centre | Contributes to demand for housing | For residents living in apartments providing access to green and quality open spaces helps to improve social, mental and environmental wellbeing. | |
| | Public realm upgrades | Contributes to demand for housing | To support a growing residential population street and public realm upgrades are essential to improve the day-to-day experience of living in and moving around the city centre. | |
| | Open spaces | Contributes to demand for housing | Continue to maintain and enhance the network of open and green spaces within the city centre including Albert Park, Victoria Park, Myers Park and new emerging opportunities along the central wharves and Te Ara Tukutuku. With pocket parks (e.g. Emily Place, Amey Daldy), public squares, and linear green links to connect our city centre's green spaces (Te Hā Noa, Daldy Street) as envisaged by the CCMP. | |
| | Urban regeneration | Contributes to supply of housing | Eke Panuku as the council's urban regeneration agency has a role to revitalise locations including the city centre & waterfront, agreed with council as priorities. Eke Panuku has a focus on strengthening and growing communities around thriving town centres. | |
| | Government hubs | Contributes to demand for housing | Government hubs are ands can help stimulate economic activity and job creation in a city. Planning and development of these precincts contribute to sustainability, community unity, and economic growth. They also improve urban spaces, transportation, and access to employment and education opportunities. | |
| **Placemaking** | | | | |
| | Placemaking and activation | Contributes to demand for housing | Supports a growing residential population through building community connection and opportunities for informal interactions within a place, meanwhile/temporary uses and activations of public spaces. Empowers community and place-led responses. | |
| **Commercial Strategy & Property Development** | | | | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | Urban regeneration commercial lever | Contributes to demand for housing | Eke Panuku as an urban regeneration agency redevelops under-utilised, non-service property in partnership with others. It facilitates the supply of housing and mixed use developments through these development partnerships. Working with development partners, development agreements are created which specify essential outcomes and terms of agreement for a development. Wynyard Quarter is an example of this approach. | |
| | Land amalgamation | Contributes to demand for and supply of housing | Exploring opportunities for multiple landowners of contiguous lots to combine their properties and develop them together. This may allow for larger and more impactful projects, in strategic locations to achieve wider outcomes. | |
| | Development Partnerships | Contributes to supply of housing | Facilitate the supply of new housing through development partnerships with private developers, iwi commercial developers, Kāinga Ora and Community Housing Providers (CHPs). | |
| **Services, Facilities and Operations** | | | | |
| | Place operations | Contributes to demand for housing | An important aspect of life in the city centre is getting the day-to-day experience of life in the city centre right - from safety, waste collection, graffiti removal, footpath and street furniture - Enhance People's Experience CCAP is focused on this aspect.<br>In Portugal, precinct management plans were developed - these plans centred around attracting and retaining residents, as well as improving the business environment, promoting innovation and attracting new businesses and customers. These plans were part of wider effort to revitalise city centres. | |
| **Regulations and Bylaws** | | | | |
| | Land Use Zoning | Contributes to supply of housing | Adopting enabling-land use zoning, such as Plan Change 78 (please refer to section on what is proposed for the city centre under PC78) that fosters mixed-use, intensive and dense typologies is a critical local government initiative. This will allow the city centre property market and adjacent suburbs to respond to underlying market dynamics and also catalyse certain sub-sectors. For example, by making it easier for the build-to-rent sector to provide high density accommodation in the city centre would boost city centre residential numbers. | |
| | Enable easier conversion of non-residential buildings to residential | Contributes to supply of housing | Whilst commercial viability of conversion projects remain a key barrier, there are also potential regulatory barriers within the current Building Act. Auckland Council regulatory team are undertaking further work on this, working with property developers and MBIE. This work is identifying challenges and looking to make the regulatory process more | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | | | streamlined. An increase in supply of housing units through conversions would decrease residential pricing pressure and at the same time decrease office vacancy rates. | |
| | Premium service | Contributes to supply of housing | Auckland Council regulatory team offers a Premium Service for complex developments. This is a tailored project management service for complex developments that need a higher level of council support and management through the resource and building consent, engineering approval, and compliance process. | |
| | Accelerated Approvals | Contributes to supply of housing | This tool involves expediting the process of initial land use approvals and post-entitlement planning, as well as conducting timely late-stage building code and construction inspections before delivery. This approach, known as accelerated approvals, aims to move projects through essential regulatory phases faster than the standard procedure. Council consenting made easy- government fast-track for large. | |
| | Precinct/Suburb Upzoning (by-right) | Contributes to supply of housing | City centre already has significant zoned capacity and enabling planning regime in the Auckland Unitary Plan. Further by-right up-zoning, such as the recently repealed Medium Density Residential Standards, incentivises developers by decreasing soft costs and land costs and mitigating zoning risk. An efficient and predictable consenting process reduces carrying costs, consulting fees, and other costs associated with approval processes when compared to a lengthy discretionary review process. Refer Plan Change 78 for more detail on how this tool is being applied currently in city centre. | |
| | Bylaws | Contributes to demand for housing | Enforcement of bylaws is an important issue for residents in the city centre - in particular noise and management of transport infringements, and effectively managing anti-social behaviour and safety matters. | |
| | Inclusionary Zoning | Contributes to supply of housing | Included for completeness. Council's planning committee considered inclusionary zoning as part of an affordable housing forward work programme in November 2020 and resolved not to make any changes to the Auckland Unitary Plan, at this time, due to the current legislative and policy context. | |
| **Funding/Financing** | | | | |
| | City Centre Targeted Rate | Contributes to demand for and supply of housing | An important funding tool set under the Long-term Plan/Annual Plan available in the city centre to support the revitalisation of the city centre. Introduced by Auckland City Council in 2004 and renewed by Auckland Council to support delivery of CCMP outcomes. | |

| Lever | Name of Tool & brief description | Effect of tool on growing a residential population | Why it's important/how it impacts residential population growth | Responsible Akl Council Group or Other |
|---|---|---|---|---|
| | Alternative funding & financing e.g. Auckland Future Fund, Land Value Capture | Contributes to supply of housing | Auckland Future Fund - to be consulted on through the Long-term Plan consultation. Land value capture tools are (define here) Density bonuses and upzoning of land can lead to an increase in land value. Similar to Australia's Permanent Rental Affordability Development Solution (PRADS), the value uplift can instead be used to fund the construction and delivery of affordable rental units within the development or an affordable housing fund.<br>A Grant Fund (source of funds could be private, public or mix) could help facilitate the supply of housing by providing ring-fenced capital to support through funding certain development activities and types. Such a fund could be used to support affordable housing units through the reduction of development costs and consequently lower sale price/rents necessary for a viable project.<br>Bonds are another tool that can help to finance infrastructure to support growth. | |
| | NZ Local Government Funding Tools | Contributes to demand for and supply of housing | **NZ Local Government Funding Agency:** LGFA specialises in financing the New Zealand local government sector, the primary purpose being to provide more efficient financing costs and diversified financing sources for New Zealand local authorities and council-controlled organisations. LGFA was established to raise debt on behalf of local authorities on terms that are more favourable to them than if they raised the debt directly.<br><br>**Infrastructure Funding and Financing Act 2020:** contains detailed provisions for the funding, financing, and administration of infrastructure projects in New Zealand. Eligible infrastructure can encompass a broad range of projects, which may include but are not limited to the following: Water, wastewater, storm water, transport and associated infrastructure (including cycle ways and footpaths), rail, busways, park and ride interchanges, stations, community amenities to the extent they form a part of a wider project, environmental resilience infrastructure and environmental restoration. | |

**Table 3. Tools and Levers for increasing residential population growth**

Both regulatory and non- regulatory tools will be needed to grow and sustain a city centre residential population. For example, the importance of soft infrastructure like the CCRG and city community network, placemaking and community building need to be considered alongside hard infrastructure challenges governed by legislation and local government, such as wastewater provision and mitigation of natural hazards risks. Other critical issues include access to education, neighbourhood safety, for example.

Different parties will be responsible for using different tools and levers and different tools will be needed at different times and the use of tools will be influenced by political appetite, public policy decisions, geo-political trends etc. Consideration of these factors, and the implications of these on the strategy for increasing the residential population is outside the scope of this work and the aim of this section is to present a range of the potential tools and levers available to be considered as this workstream progresses. As such, advice has not been provided at this time about which tools should be implemented, or timeframes for implementation. Further work should also examine the efficacy, effectiveness? and costs of implementation.

No single player can solely bear the responsibility or credit for  residential growth in the inner city. A range of players/stakeholders will need to activate their unique strengths and spheres of influence towards achieving the common objectives. Similarly, success cannot be attributed solely to the use of one specific tool. Rather, it is the collective effort and coordinated actions of all stakeholders that will ultimately determine the pace of residential growth in the central city. To build sustainable and thriving communities means public agencies, private sector business and enterprise and community need to work together in different ways.

# Conclusion

To be added after the February Workshop to capture interest and discussion points.

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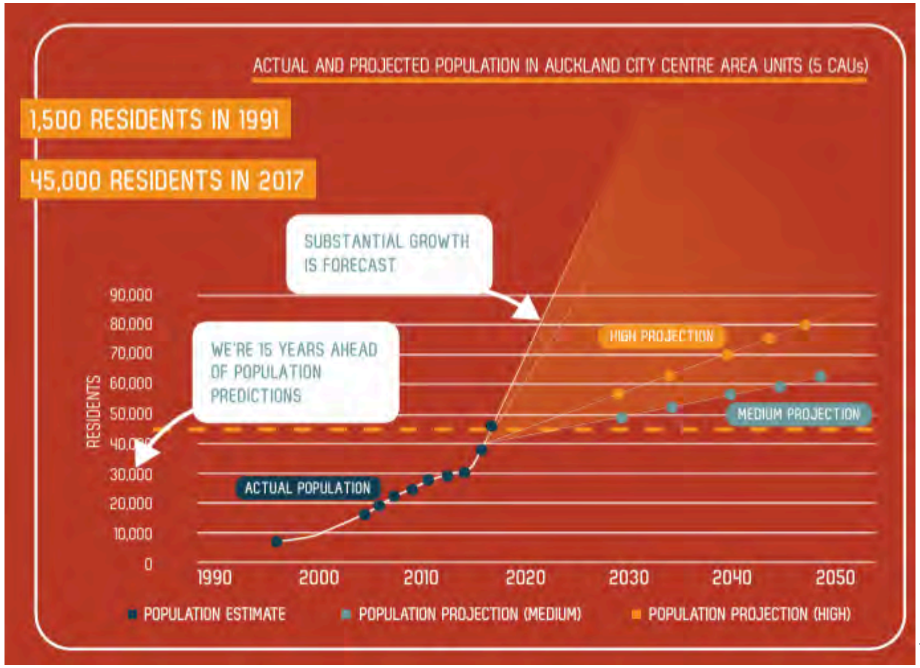
# Appendices

## Appendix 1. Residential Statistics



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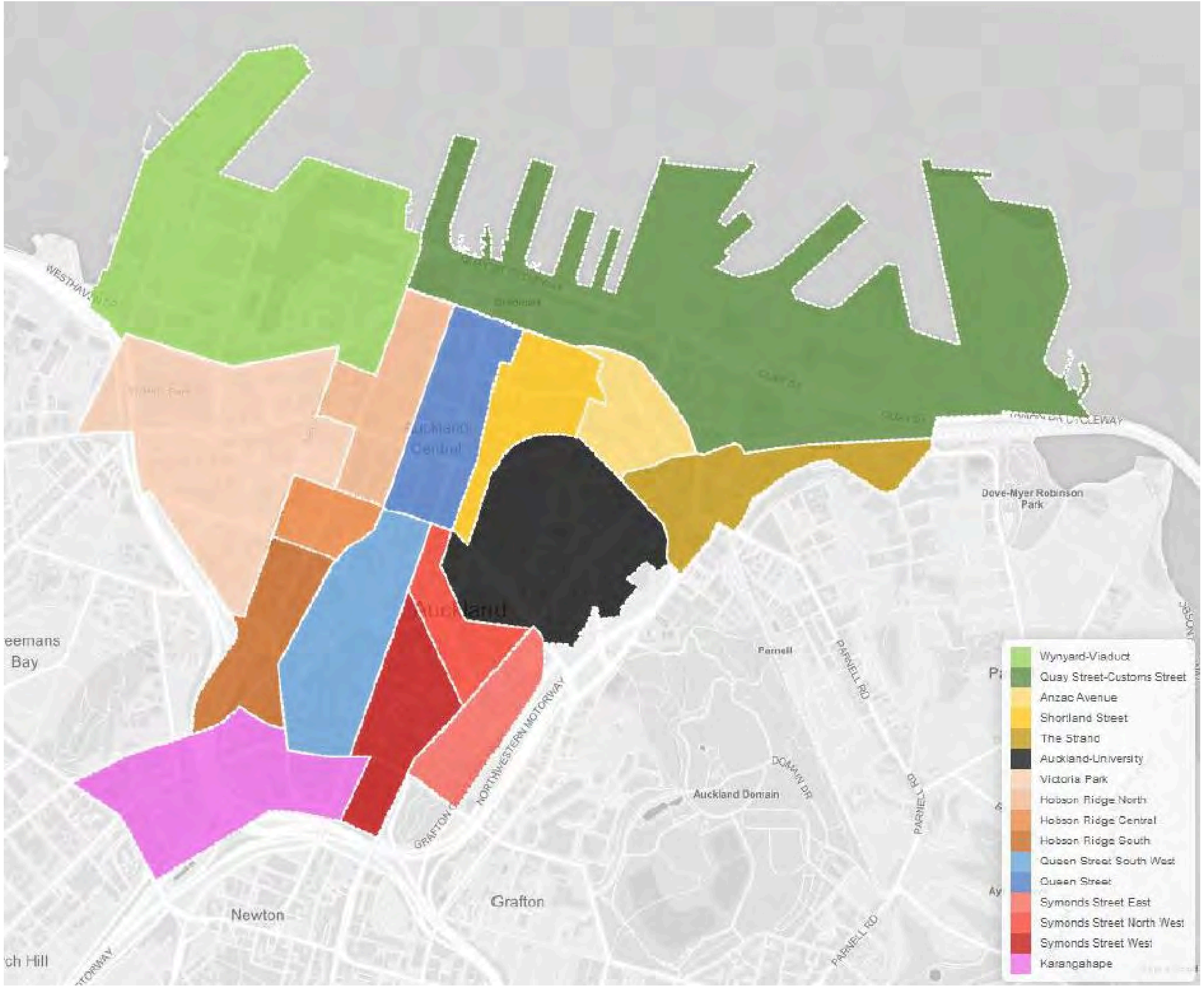
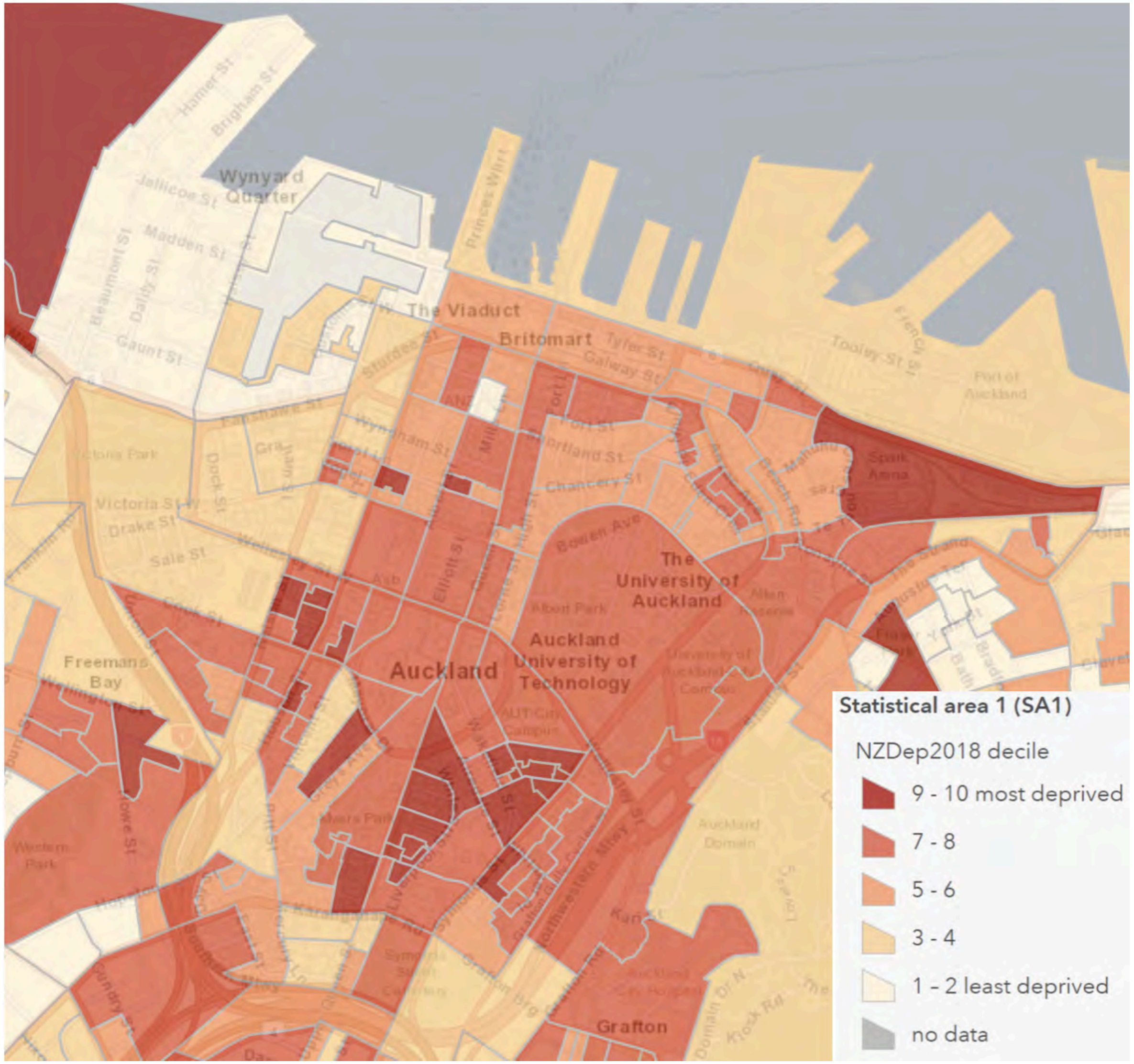

WESTHAVEN DR
Auckland Central
Auckland
eemans Bay
Dove-Myer Robinson Park
Parnell
PARNELL RD
DOMAIN DR
Auckland Domain
NORTHWESTERN MOTORWAY
GRAFTON
Grafton
Newton
ch Hill
Wynyard-Viaduct
Quay Street-Customs Street
Anzac Avenue
Shortland Street
The Strand
Auckland-University
Victoria Park
Hobson Ridge North
Hobson Ridge Central
Hobson Ridge South
Queen Street South West
Queen Street
Symonds Street East
Symonds Street North West
Symonds Street West
Karangahape

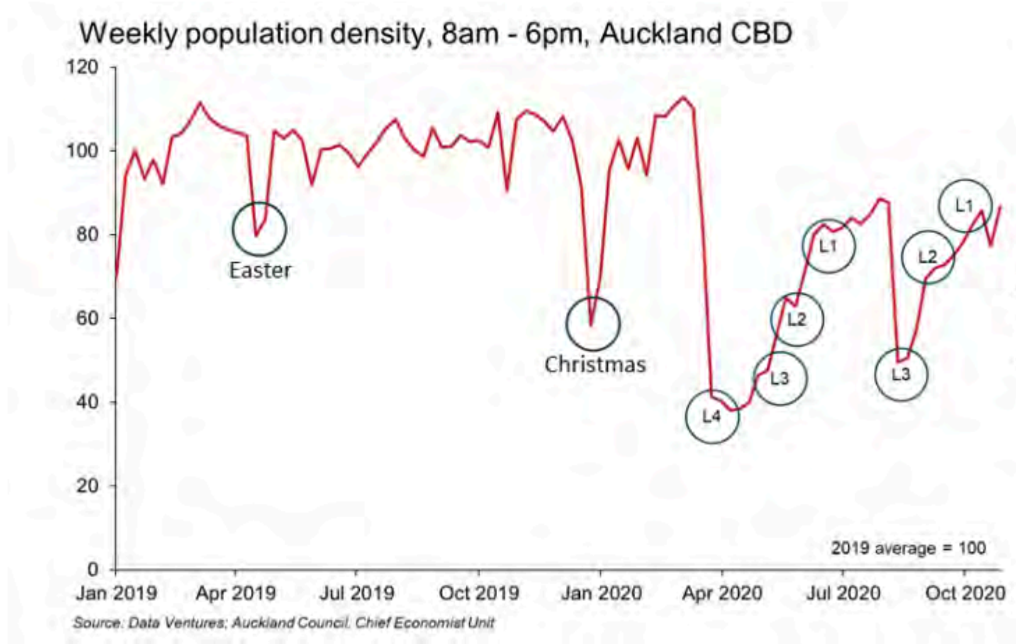
*Table X: Ethnicity and Median Age by CCMP Precinct (Census 2018)*

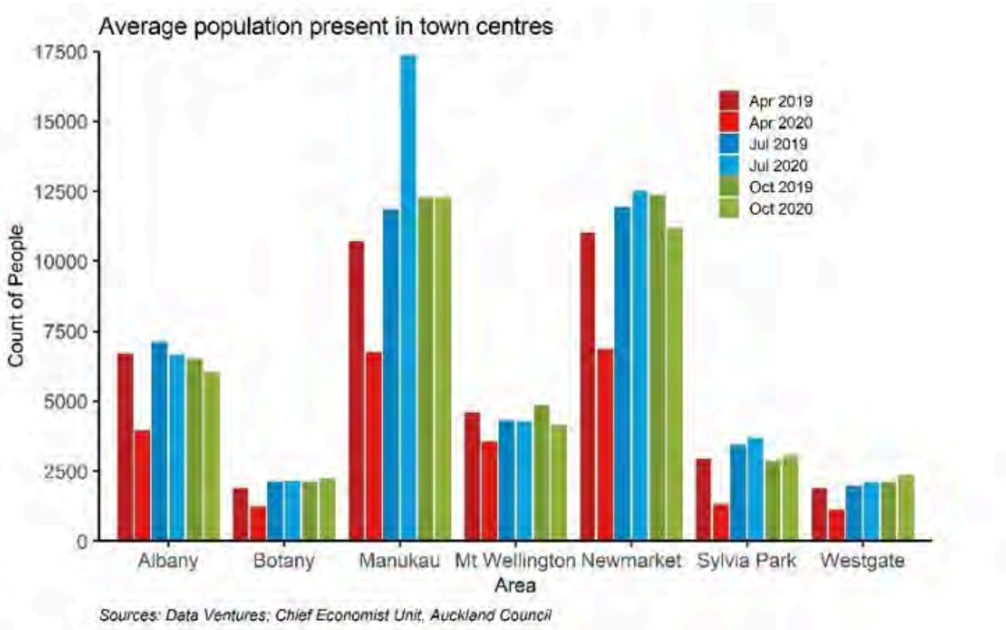
| **CCMP Precincts** | SA2 Areas | |
|---|---|---|
| **West Waterfront** | Wynyard Quarter/Viaduct<br>**44** | • **75.3** Pakeha;<br>• **18.8** of Asian ethnicity;<br>• **3.6** Identify as Māori;<br>• **5.4** of Māori descent. |
| **East City / Central Waterfront** | Quay Street - Customs Street<br>**31.9** | • 39.2 Pakeha;<br>• 4.4 Māori;<br>• 3.4 Pacific peoples;<br>• 50.0 Asian;<br>• 6.6 Middle Eastern/Latin American/African. |
| | Anzac Ave<br>**30.6** | • 45.9 Pakeha;<br>• 14.4 Māori;<br>• 2.6 Pacific peoples;<br>• 44.4 Asian;<br>• 7.4 Middle Eastern/Latin American/African. |
| | The Strand<br>**28** | • 45.7 Pakeha;<br>• 3.3 Māori;<br>• 2.7 Pacific peoples;<br>• 40.1 Asian;<br>• 13.1 Middle Eastern/Latin American/African. |
| **Karangahape** | Karangahape<br>**32.6** | • 61.9 Pakeha;<br>• 5.5 Māori;<br>• 3.3 Pacific peoples;<br>• 29.6 Asian;<br>• 6.4 Middle Eastern/Latin American/African. |
| **Learning Quarter** | Symonds St West<br>**24.7** | • 61.9 Pakeha;<br>• 5.5 Māori;<br>• 3.3 Pacific peoples;<br>• 29.6 Asian;<br>• 6.4 Middle Eastern/Latin American/African. |
| | Symonds St East<br>**23.5** | • 61.9 Pakeha;<br>• 5.5 Māori;<br>• 3.3 Pacific peoples;<br>• 29.6 Asian;<br>• 6.4 Middle Eastern/Latin American/African. |
| | Auckland University<br>**29.2** | • 61.9 Pakeha;<br>• 5.5 Māori;<br>• 3.3 Pacific peoples;<br>• 29.6 Asian;<br>• 6.4 Middle Eastern/Latin American/African. |
| **Waihorotiu / Queen Street** | Queen Street<br>**29.3** | • 51.4 Pakeha;<br>• 3.0 Māori;<br>• 2.3 Pacific peoples;<br>• 37.8 Asian;<br>• 8.8 Middle Eastern/Latin American/African. |
| | Queen Street South West<br>**30.2** | • 39.4 Pakeha;<br>• 7.6 Māori;<br>• 3.3 Pacific peoples;<br>• 46.3 Asian;<br>• 8.7 Middle Eastern/Latin American/African. |
| | Shortland Street<br>**32.1** | • 50.9 Pakeha;<br>• 3.7 Māori;<br>• 1.9 Pacific peoples;<br>• 40.4 Asian;<br>• 6.9 Middle Eastern/Latin American/African. |
| **West Stitch** | Hobson Ridge Central<br>**27.4** | • 17.6 Pakeha;<br>• 3.8 Māori;<br>• 3.0 Pacific peoples;<br>• 72.0 Asian;<br>• 7.1 Middle Eastern/Latin American/African. |
| | Hobson Ridge South<br>**27.9** | • 21.9 Pakeha;<br>• 2.3 Māori;<br>• 2.0 Pacific peoples;<br>• 68.1 Asian;<br>• 8.0 Middle Eastern/Latin American/African. |
| | Hobson Ridge North<br>**29.3** | • 30.4 Pakeha;<br>• 2.9 Māori;<br>• 3.2 Pacific peoples;<br>• 59.2 Asian;<br>• 8.4 Middle Eastern/Latin American/African. |
| | Victoria Park<br>**28.7** | • 32.3 Pakeha;<br>• 3.2 Māori;<br>• 2.9 Pacific peoples;<br>• 59.1 Asian;<br>• 7.0 Middle Eastern/Latin American/African. |


Map X: PURPLE represents all the KO owned land in Auckland City Centre; LIGHT PURPLE = Ministry Of Education; BROWN = Auckland Council BEIGE= To Be Determined PINK= TV NZ MAUVE= Auckland University ]

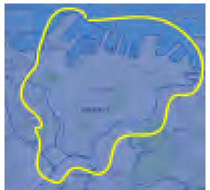
NZDeprivation 2018, by statistical area 1 (SA1) and statistical area 2 (SA2), 2018
https://ehinz.ac.nz/indicators/population-vulnerability/socioeconomic-deprivation-profile/






*The data set from Tenancy Services is based on suburbs in the New Zealand Address Dataset (NZAD), and covers the Auckland Central area below*[71]



**Apartment Rentals - Auckland Central**

01 April 2023 - 30 September 2023

| Size | Active Bonds | Lower Quartile | Median Rent | Upper Quartile |
|---|---|---|---|---|
| 1 Bedroom | 5355 | $390 | $450 | $540 |
| 2 Bedroom | 4068 | $500 | $580 | $690 |
| 3 Bedroom | 414 | $670 | $900 | $1,250 |

[71] https://data.linz.govt.nz/set/7364-nz-suburbs-and-localities-dataset/

| | | | | |
|---|---|---|---|---|
| 4 Bedroom | 48 | $610 | $725 | $880 |

Boarding House - Auckland Central

| Size | Active Bonds | Lower Quartile | Median Rent | Upper Quartile |
|---|---|---|---|---|
| 1 Bedroom | 75 | $200 | $220 | $250 |

Flat - Auckland Central

| Size | Active Bonds | Lower Quartile | Median Rent | Upper Quartile |
|---|---|---|---|---|
| 1 Bedroom | 99 | $365 | $415 | $458 |
| 2 Bedroom | 105 | $493 | $550 | $605 |

Room - Auckland Central

| Size | Active Bonds | Lower Quartile | Median Rent | Upper Quartile |
|---|---|---|---|---|
| 1 Bedroom | 786 | $240 | $265 | $350 |

[72]

# Appendix 2. CCAP membership list 2022-25 term

| Name | Position / Membership role |
|---|---|
| Scott Pritchard | Independent Chair (Not representing a specific organisation) |
| INSTITUTIONAL MEMBERS | |
| Business associations | |
| Viv Beck | Heart of the City (city centre business association) |
| Jamey Holloway | Karangahape Road Business Association |
| Tertiary education sector: | |
| Kiri Coughlan | University of Auckland |

[72] https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/?location=Auckland+-+Auckland+Central&period=7&action_doSearchValues=Find+Rent

| | |
|---|---|
| Amy Malcolm | Auckland University of Technology |
| Mana whenua: | |
| Grant Kemble | Ngāti Whātua Ōrākei |
| TBC | Additional mana whenua representative |
| Residents' association | |
| Adam Parkinson | City Centre Residents Group |
| Antony Phillips | City Centre Residents Group |
| SECTOR REPRESENTATIVES | |
| TBC | Corporate/Commercial sector |
| Debbie Summers | Tourism and travel sector (ID Tours) |
| George Crawford | Property sector (Property Council of NZ) |
| Christina van Bohemen | Urban design sector ((Sills van Bohemen Architects)) |
| Shona McCullagh | Arts, culture and events (Auckland Arts Festival) |
| Alec Tang | Sustainability and climate change (KPMG) |
| Patrick Reynolds (Deputy Chair) | Transport sector |
| Helen Robinson | Social sector (Auckland City Mission) |
| Neville Findlay | Retail sector (Zambesi) |
| ELECTED REPRESENTATIVES (non voting) | |
| Mayor Wayne Brown | The Mayor |
| Councillor Mike Lee | Waitematā and Gulf Ward Councillor |
| Genevieve Sage | Waitematā Local Board Chair |

List updated: 01/02/2024

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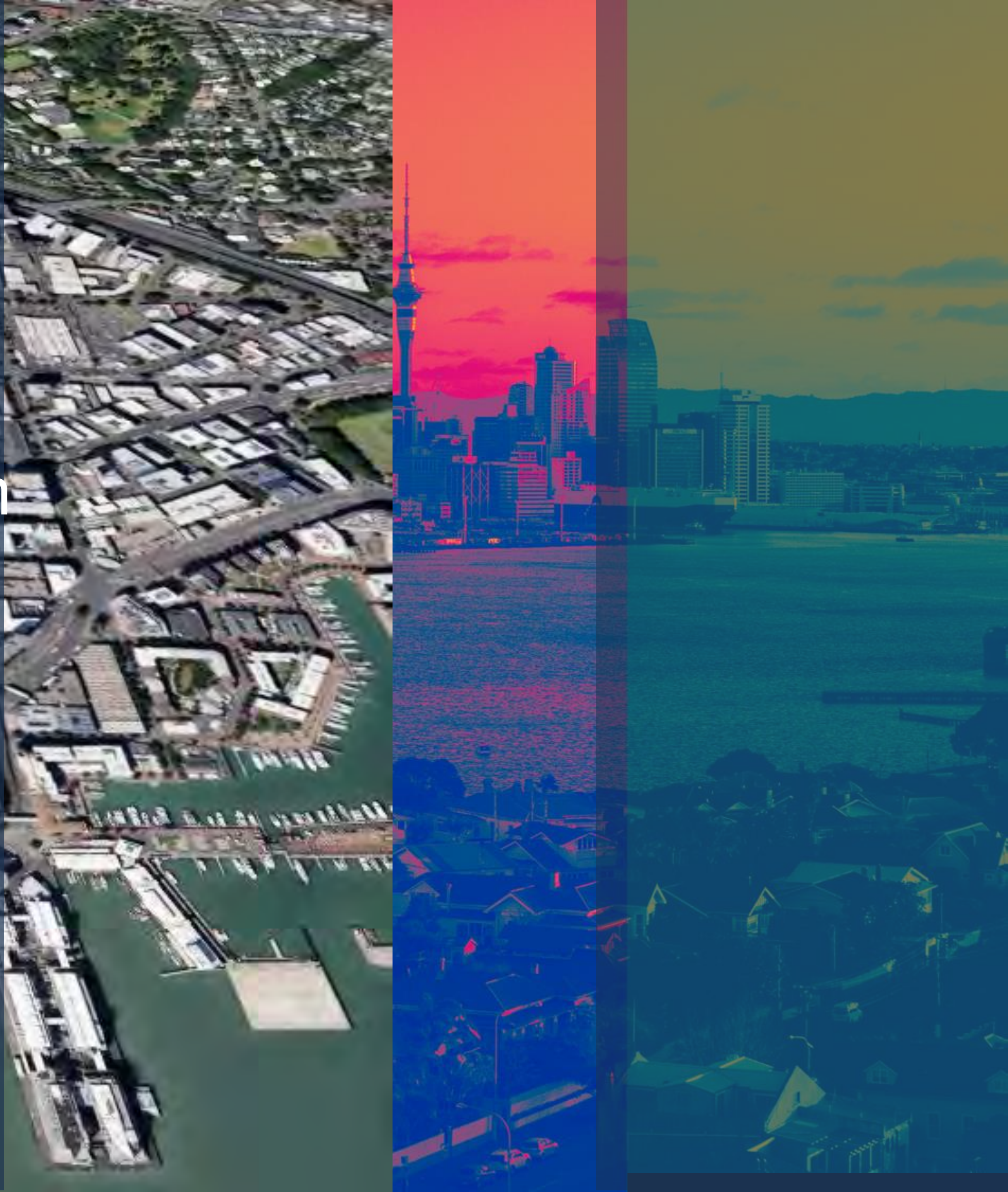
# City Centre Action Plan: Support Communities Grow Residential Population

Waitematā Local Board discussion

12 March 2024



# **Background and context**

## City Centre Masterplan 2012, refresh 2018-2020

- Outcome 6 – Residential city centre neighbourhoods

## City Centre Action Plan (Dec 2023)

- Characteristics to shape the future – an attractive place to live
- Focus area # 3 – supporting residential growth in the city centre
- Support Communities programme – three workstreams

### Waitematā Local Board Plan includes:

- Our people
- Our environment
- Our community
- Our places
- Our economy

### What we will cover today:

- Introduction to Support Communities programme
- Overview of residential growth baseline study

# Purpose of today

- To provide an early opportunity for the Waitematā Local Board to discuss residential growth in the city centre and provide ideas, feedback and insights to shape the work programme

## Key areas of focus and questions for this workshop

**What do you like about what you've heard today?**

**Where do you see the main gaps and areas to focus on?**

**How can your sector support a growing, thriving residential population? What levers & tools do you have available?**

**What is the most important/ top of mind thing for you for this workstream?**

# Planning context



Te Mahere Whakakotahi i Tāmaki Makaurau

**Auckland Unitary Plan**

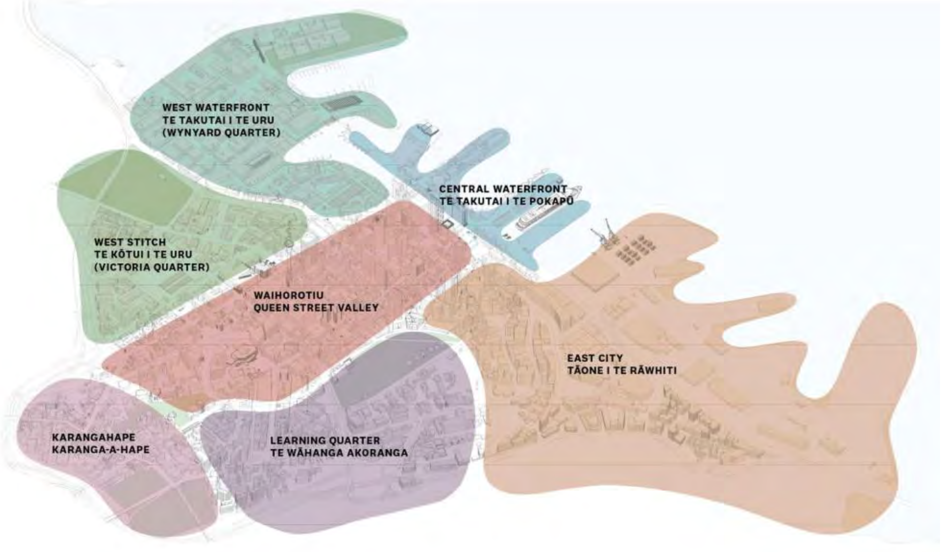


City Centre Masterplan 2012

Waterfront Plan 2012

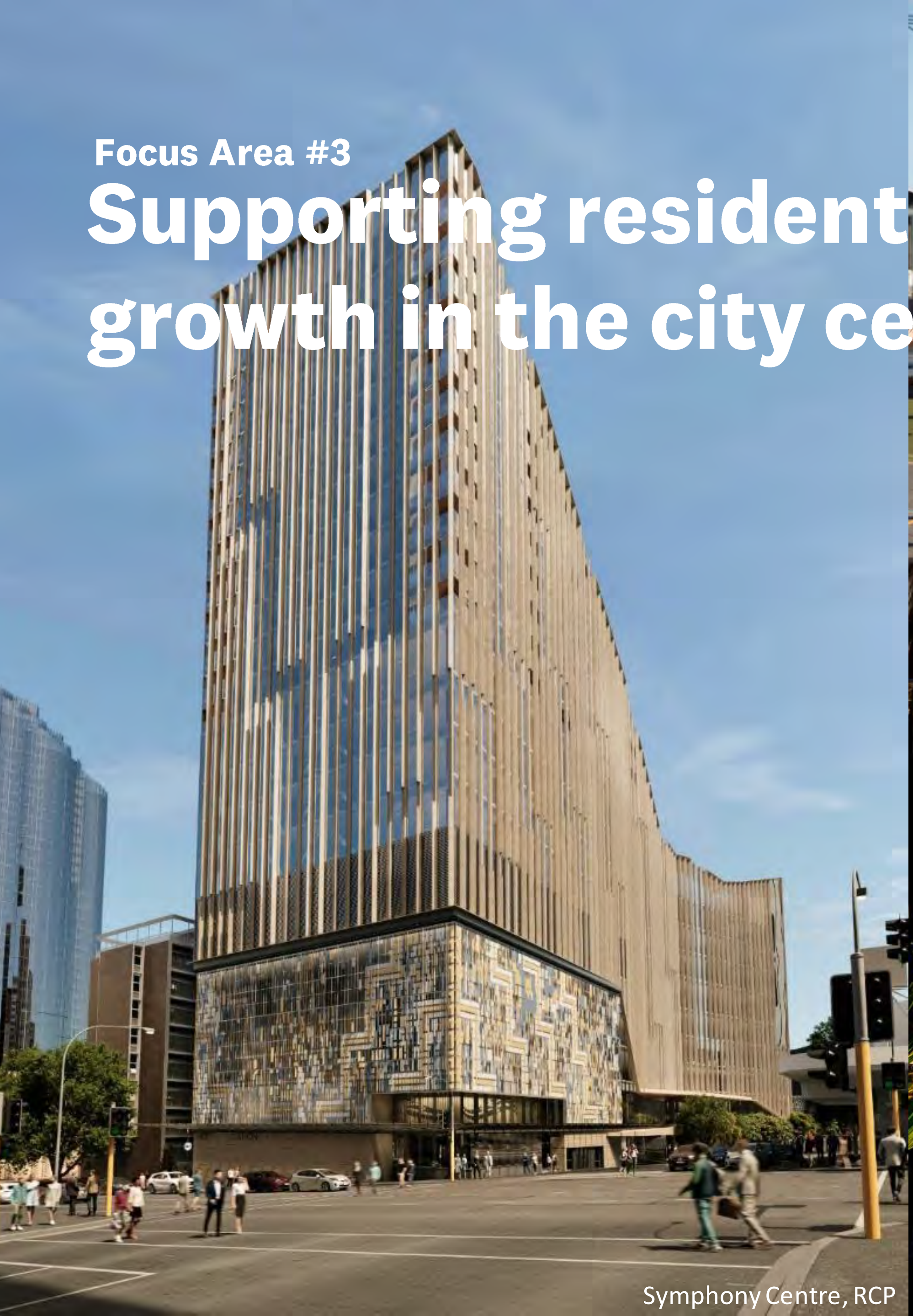

City Centre Masterplan 2020


City Centre Action Plan 2023



Focus Area #3

# Supporting residential growth in the city centre



Symphony Centre, RCP

Wynyard Quarter Placemaking


Ellen Melville Centre

# Integrated work programmes

## Integrated Work Programmes

### City-Wide Programmes

- Enhance people experience
- Increase investment & attraction
- Support communities
- Strengthen climate response
- Advance mana whenua outcomes

### Place-Based Programmes

- Integrate City Rail Link
- City Shaping Infrastructure Projects
- Foster Development Partnerships
- Integrated transport networks
- Facilitate regeneration of precincts

### Actions

# Programme focus

## *Support communities*

Tautokona ngā hapori

**Our focus**

- Encourage growth in the number of inner-city residents.
- Encourage the provision of more facilities for inner-city residents.
- Foster a sense of community through both community-led and council-led initiatives.
- Provide spaces where residents can gather for community events.

# Support communities workstreams

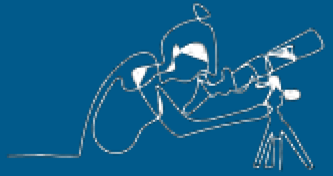
**Grow residential population**

**Support residential communities**

**Enable “third” places**

The City Centre is currently home to **38,470 residents*.**

There is projected to be **58,430 residents** in the City Centre by 2048**.



An ambition of **100,000 residents living in the City Centre** has been set by the Advisory Panel (currently with no set time frame).

**To define a work programme and consider what tools and levers to pursue to increase the population, we need to understand who lives in the City Centre now and who might live there in the future.**

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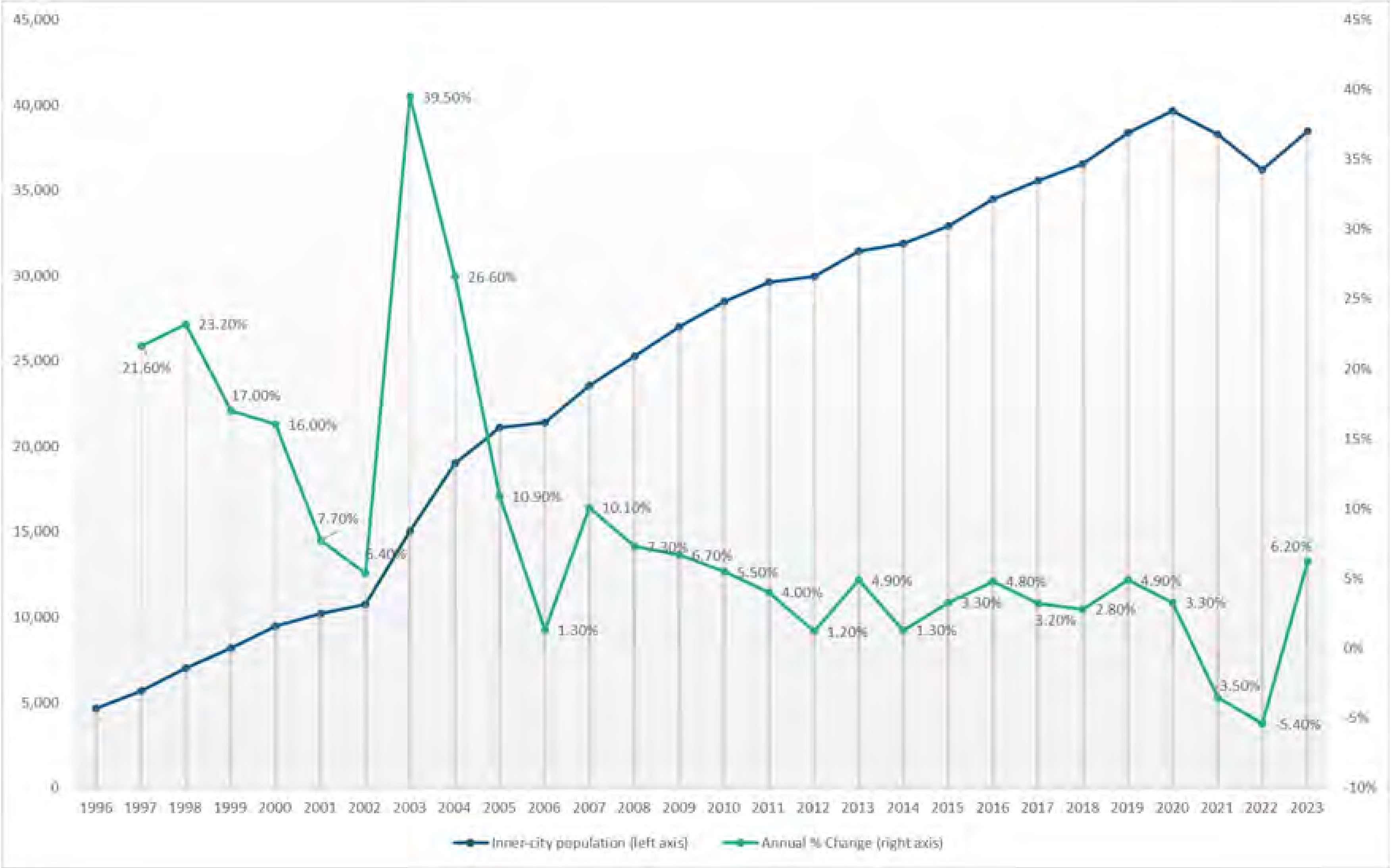
This report is split into two parts;
**PART A** looks at who lives in the City Centre in further detail
**PART B** lists tools and levers that could be used to increase the population.

*Estimate retrieved from Infometrics, Regional Economic Profile, 2023

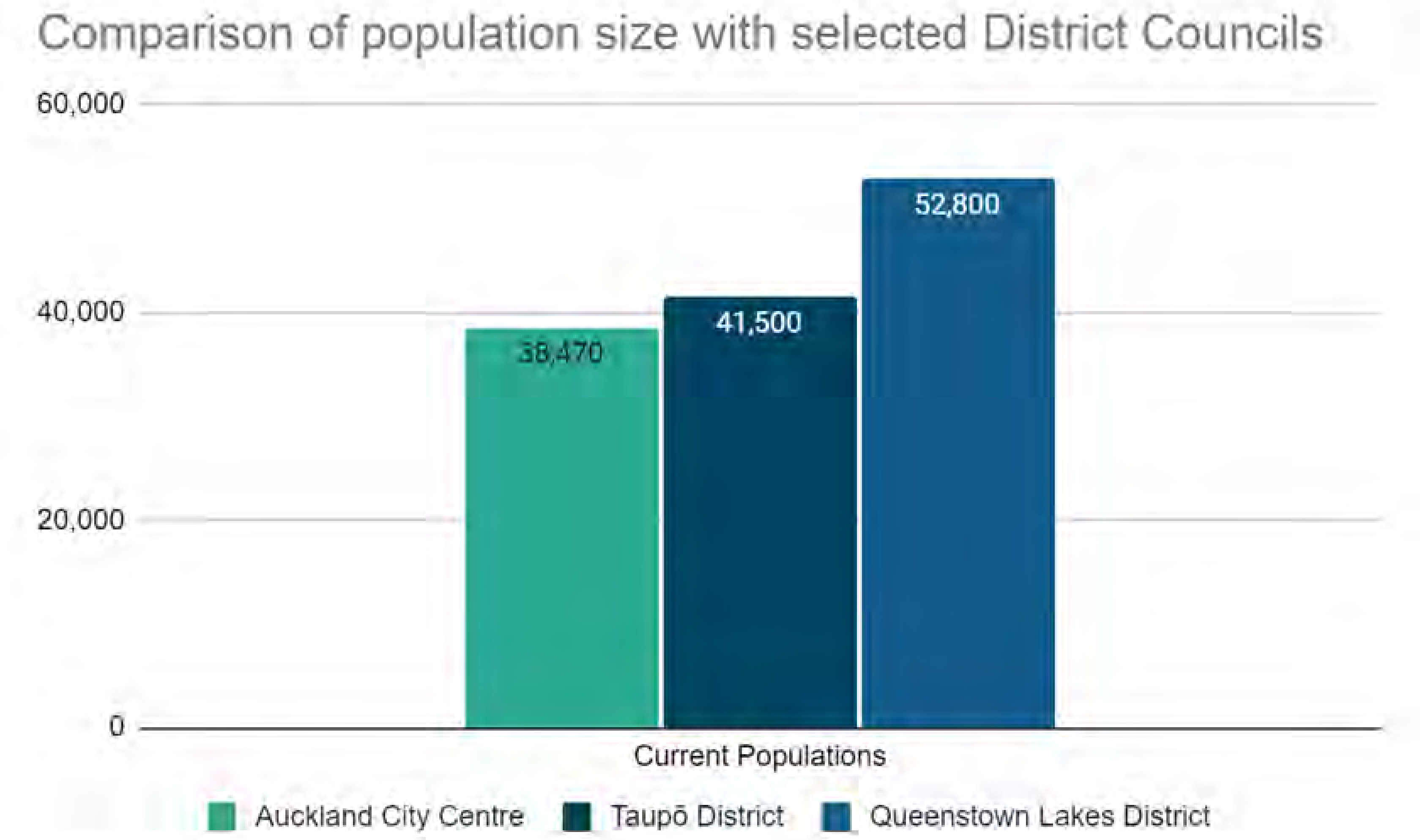
**Estimate retrieved from the 2018 NZ Census

# Historical growth trend of the Auckland city centre population



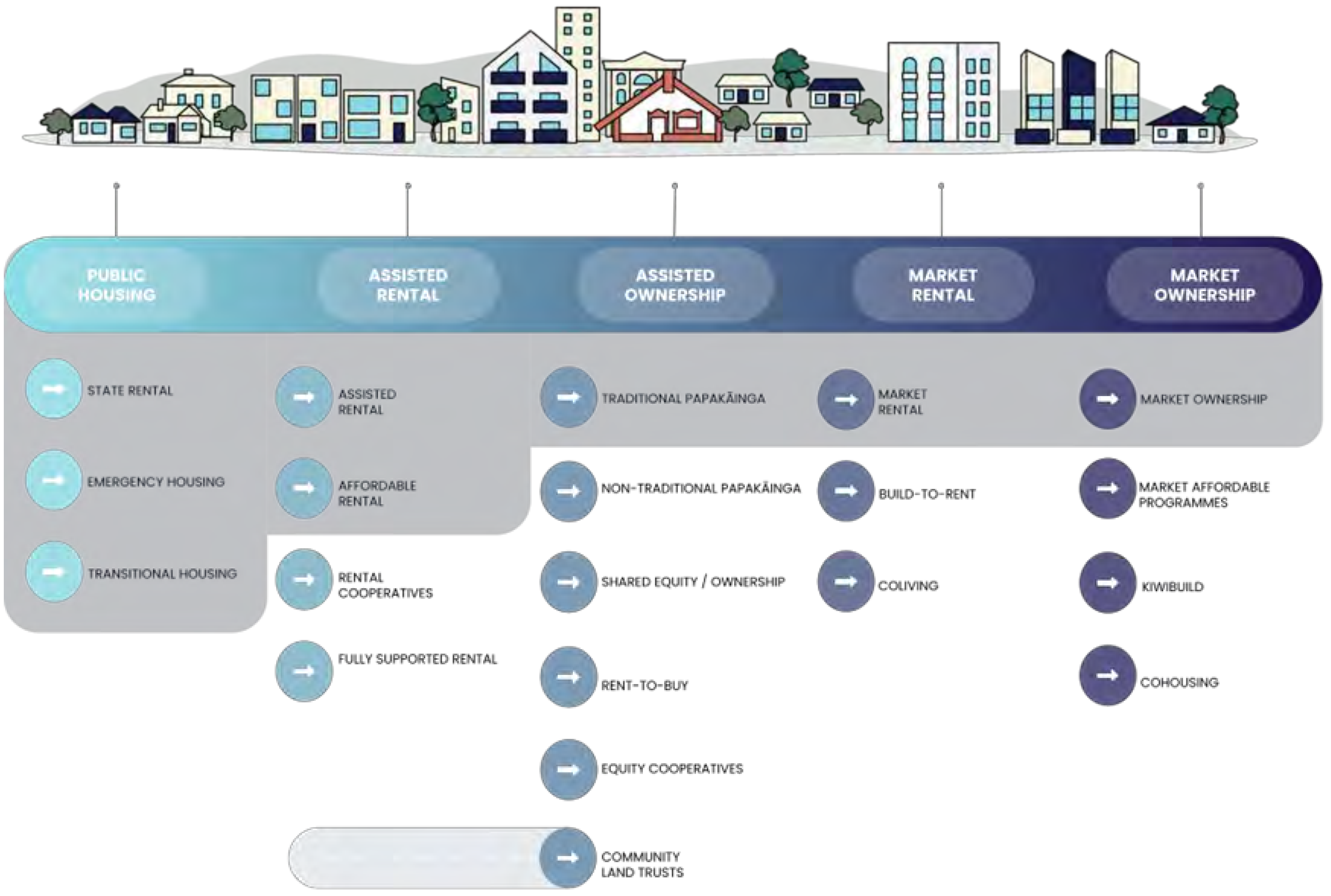

Eke Panuku Development Auckland

# Comparison of Auckland city centre population with selected District Councils




Eke Panuku Development Auckland

# The Housing Continuum




Source: The Urban Advisory

# Who lives in the City Centre now?

## If Auckland's City Centre population of 36,000 people was represented by a group of 10 people today*...

**3.4** would have moved into the City Centre in the last 3 years.

**3** would live in the West Stich.

**5.4** would identify with an Asian ethnicity, **0.5** as Māori, and **3.7** would identify as European / Pakeha.

**4.1** would state English as their second language.

The median age is 29.1, with 7 people aged between 15-35 years old.

**4** would earn less than $50,000 annually.

**Less than 1** would work from home. **5.4** walk to work.

**7.1** wouldn't not own the house they live in.

**Over ¾ of people** anticipate moving homes in the next 5 years.

**1.1** live in student accommodation.

**Will these statistics stay the same or will the ratios of types of residents change?**

**How can we best respond to the needs of current residents when thinking about the future state?**

**Young renters who move often are the predominant cohort of city centre residents**

*Source: 2018 Census, each person represents approximately 333 people

# Who will live in the City Centre in the future?

**If Auckland's City Centre population grew to 100,000 people and was represented by a group of 10 people...**

What would happen if the median age increased, is the median going to stay young?

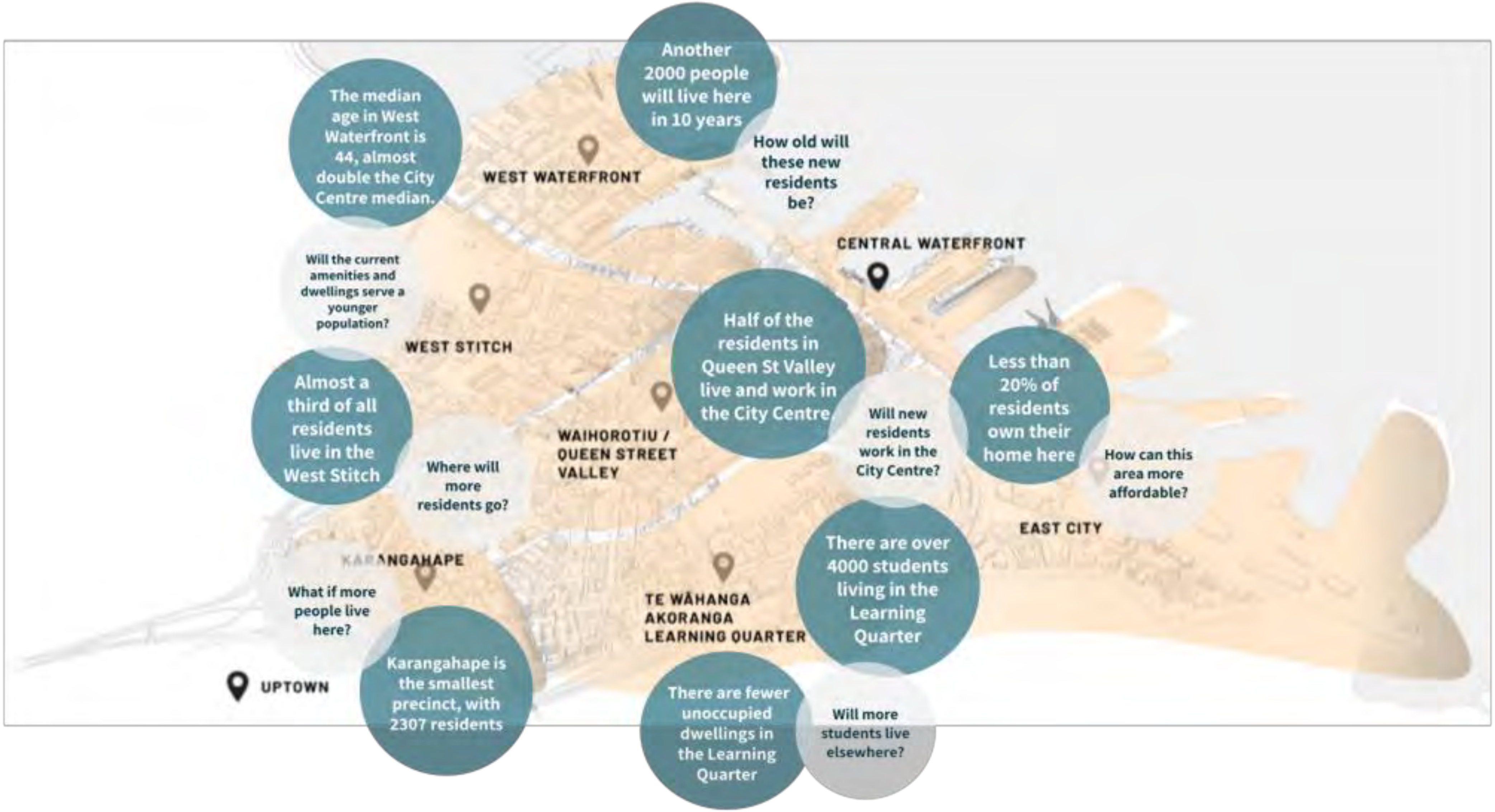
Is the West Stitch going to remain the most populated area?

Will more than 4 in 10 people earn less than $50,000 annually?

Will over half of the population remain Asian?

Will people reside in the City Centre for longer?

# Overview of City Centre Precincts



# Levers & tools

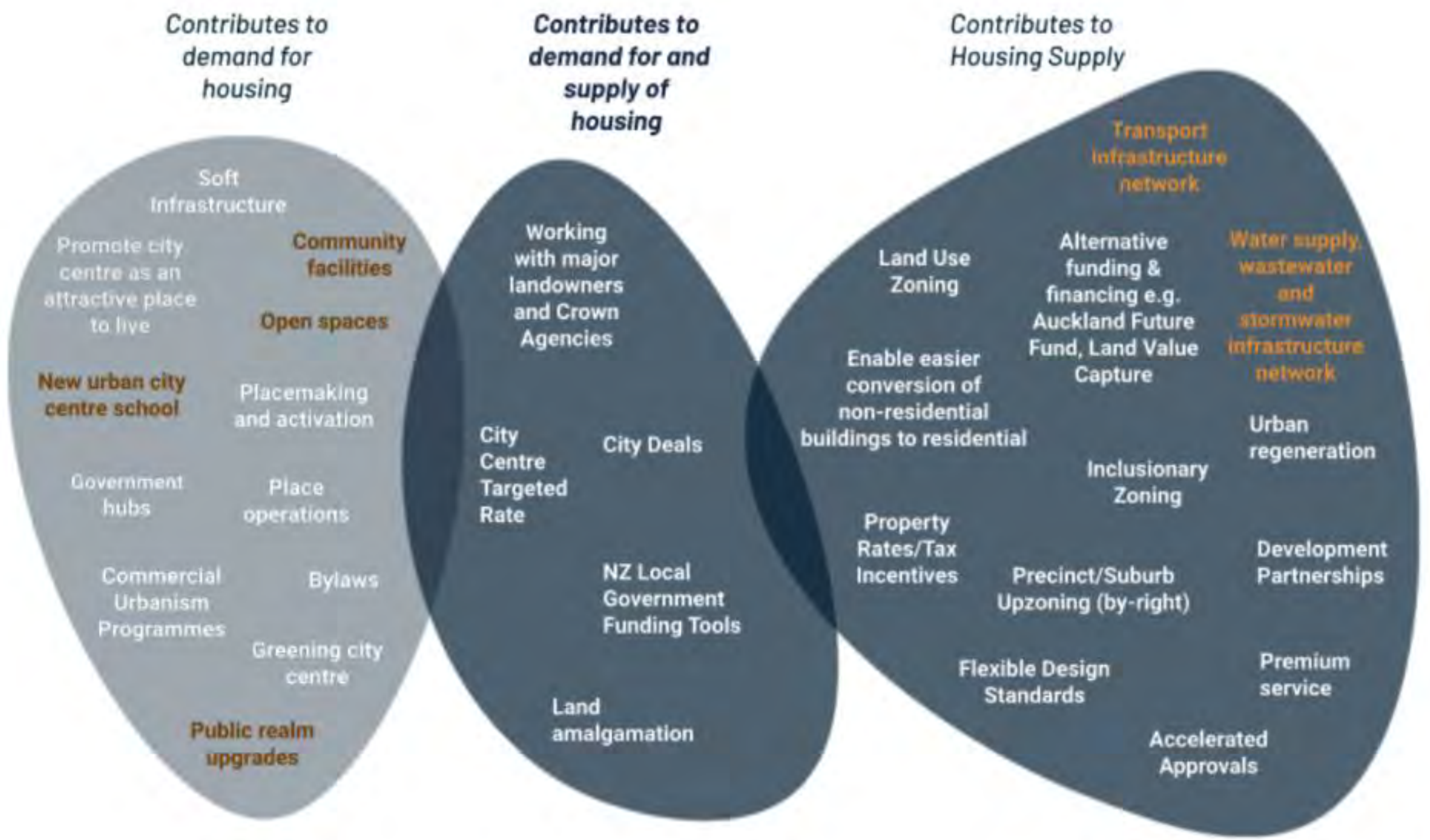



Figure 10. Overview of tools and levers for increasing residential populations

# Discussion prompts

## Key areas of focus and questions for this workshop

**What** do you like about what you've heard today?

**Where** do you see the main gaps and areas we should focus on?

**How** can your sector support a growing, thriving residential population? What levers & tools do you have available?

**What** is the most important/ top of mind thing for you for this workstream?