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THE AUCKLAND PLAN



Prioritising Centres

(Analysis for the Centres & Corridors Workstream)

DRAFT AUCKLAND PLAN 2011

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

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

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

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

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

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

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

AUCKLAND CENTRES

Ordered Alphabetically

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

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

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

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

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

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

AUCKLAND CENTRES

Ordered by
"Population" (residents
+ employees + tertiary
student FTEs)

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

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

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

AUCKLAND CENTRES

Ordered by Future Potential Population

	Current "Population"	Future Capacity	Diversity of Activity	Planning Framework	Retailing Protection	Market Momentum	Prosperity/Deprivation	Physical Environment	Transport	Publicly-owned Property	Infrastructure Provision	Category
CBD	126,237	18,927	HIGH	YES	YES	11,240	YES	HIGH	HIGH	YES	HIGH	Urban Village
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Urban Village
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Rural Village
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Henderson	12,292	3,000	HIGH	YES	YES	574	YES	NO	YES	HIGH	YES	Market Potential
Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	
Smiles Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Market Potential
Westgate - MN	3,789	4,000	YES	YES	YES	283	YES	NO	YES	YES	YES	Rural Village
Ellerslie	22,831	160	YES	NO	YES	481	YES	NO	YES	YES	YES	Regeneration
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Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Urban Village
Grey Lynn	17,682	772	YES	NO	YES	294	YES	YES	YES	NO	YES	Regeneration
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Urban Village
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	
Glen Innes	13,716	614	YES	NO	YES	401	NO	NO	YES	YES	YES	Market Potential
Devonport	15,024	240	HIGH	NO	YES	50	HIGH	HIGH	YES	YES	YES	Emergent
Balmoral	13,680	481	NO	NO	YES	135	YES	NO	YES	NO	YES	Regeneration
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Satellite
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO	YES	NO	YES	Market Potential
Hunters Corner	13,020	501	NO	NO	YES	193	YES	NO	YES	NO	YES	Emergent
Remuera	13,882	261	YES	NO	YES	323	HIGH	YES	YES	YES	YES	
Avondale	12,064	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Market Potential
Middlemore	13,772	200	NO	NO	NO	170	YES	NO	YES	YES	YES	Emergent
Hauraki Corner	14,233	100	NO	NO	YES	76	HIGH	NO	NO	NO	YES	Satellite
Sunnynook	13,730	200	NO	NO	NO	48	YES	NO	YES	NO	YES	Regeneration
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Three Kings	13,000	100	NO	NO	YES	0	YES	NO	NO	HIGH	YES	Rural Village
Morningside	12,000	300	NO	YES	YES	0	YES	NO	YES	YES	YES	Regeneration
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Auckland Airport	10,933	300	NO	NO	YES	2	YES	NO	YES	HIGH	HIGH	Regeneration
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Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Highland Park	10,000	200	NO	NO	YES	0	YES	NO	YES	YES	YES	Market Potential
Northcote	8,882	400	YES	NO	NO	72	YES	YES	YES	HIGH	YES	Emergent
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Regeneration
Glenfield	9,306	200	NO	NO	YES	54	YES	NO	YES	YES	YES	Regeneration
Orewa	7,406	536	YES	NO	YES	269	YES	YES	YES	YES	YES	Urban Village
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Satellite
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Regeneration
Beach Haven	8,374	100	NO	NO	YES	71	YES	NO	NO	NO	YES	Market Potential
Windsor Park	7,366	300	NO	NO	YES	76	YES	NO	YES	NO	YES	Rural Village
Glen Eden	7,443	200	NO	YES	YES	73	YES	YES	YES	YES	YES	Market Potential
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Emergent
Mangere Bridge	7,241	100	NO	NO	YES	83	YES	YES	YES	NO	YES	
Takanini	6,222	300	NO	NO	NO	76	NO	NO	YES	NO	YES	Regeneration
Highbury	3,467	771	YES	NO	YES	147	YES	YES	YES	YES	NO	Market Potential
Mairangi Bay	6,139	200	YES	NO	NO	94	HIGH	HIGH	YES	NO	YES	Emergent
Kingseat	792	792	NO	NO	YES	19	YES	NO	NO	NO	NO	Urban Village
Stonefields	2,937	300	NO	NO	NO	537	YES	NO	NO	NO	YES	Regeneration
Albany Village	2,018	300	YES	NO	NO	27	YES	YES	YES	YES	YES	Market Potential
Whangaparoa	3,000	100	YES	NO	YES	0	YES	NO	NO	YES	YES	Rural Village
Helensville	1,800	300	YES	NO	YES	0	NO	YES	NO	YES	YES	Regeneration
Warkworth	1,689	300	YES	NO	YES	11	YES	HIGH	YES	YES	YES	
Kumeu	1,761	253	NO	NO	NO	91	YES	NO	NO	YES	YES	Market Potential
Wellsford	1,700	200	NO	NO	YES	0	YES	NO	NO	NO	YES	Emergent
Waimauku	1,647	200	YES	NO	YES	189	YES	YES	NO	NO	NO	Rural Village
Silverdale	1,000	300	NO	NO	NO	0	YES	NO	YES	NO	YES	Urban Village
Swanson	1,936	100	NO	NO	YES	30	YES	YES	YES	NO	YES	
Pine Harbour	1,000	200	NO	NO	YES	0	YES	YES	YES	NO	YES	Regeneration
Clevedon	300	300	NO	NO	YES	0	YES	YES	NO	YES	NO	Market Potential
Huapai	180	200	NO	NO	NO	1	YES	NO	NO	NO	YES	Regeneration

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

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

AUCKLAND CENTRES

Ordered by Market Momentum
(Residential Building Consents 1996-2010)

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

Market Momentum

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

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

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

AUCKLAND CENTRES

Ordered by the inverse of their Deprivation Index

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

Deprivation Index

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

AUCKLAND CENTRES

Ordered by their overall rating as candidates for Sustainable Intensive Centres

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

Sustainable Intensive Centres

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

"NO" = 0

"YES" = 2

"HIGH" = 3

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

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

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

**"MARKET ATTRACTIVE"
CENTRES**

Ordered by their overall
rating as candidates for
Sustainable Intensive
Centres

	Current "Population"	Future Capacity	Diversity of Activity	Planning Framework	Retailing Protection	Market Momentum	Prosperity/Deprivation	Physical Environment	Transport	Publicly-owned Property	Infrastructure Provision	Category
Newmarket	29,447	2,375	HIGH	YES	YES	871	YES	YES	HIGH	YES	YES	Market Potential
Onehunga	13,745	1,891	HIGH	NO	YES	584	YES	YES	HIGH	YES	YES	Market Potential
Takapuna	14,607	3,000	YES	NO	YES	442	YES	HIGH	YES	YES	YES	Market Potential
Remuera	13,882	261	YES	NO	YES	323	HIGH	YES	YES	YES	YES	Market Potential
Howick	11,709	242	NO	NO	YES	1,001	HIGH	HIGH	YES	YES	YES	Market Potential
Orewa	7,406	536	YES	NO	YES	269	YES	YES	YES	YES	YES	Market Potential
Ellerslie	22,831	160	YES	NO	YES	481	YES	NO	YES	YES	YES	Market Potential
Pt Chevalier	12,793	295	YES	NO	YES	194	YES	YES	YES	YES	YES	Market Potential
Te Atatu Peninsula	8,412	281	YES	NO	YES	220	YES	YES	YES	YES	YES	Market Potential
Milford	7,661	300	YES	NO	YES	90	HIGH	YES	YES	NO	YES	Market Potential
Highbury	3,467	771	YES	NO	YES	147	YES	YES	YES	YES	NO	Market Potential
Botany Downs	9,350	600	NO	NO	NO	1,902	YES	YES	YES	NO	YES	Market Potential
Mt Albert	17,402	323	NO	NO	NO	175	YES	YES	YES	YES	YES	Market Potential
Pine Harbour	1,000	200	NO	NO	YES	0	YES	YES	YES	NO	YES	Market Potential
Stonefields	2,937	300	NO	NO	NO	537	YES	NO	NO	NO	YES	Market Potential

"Market Attractive" Centres

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

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

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

**"REGENERATION"
CENTRES**

Ordered by their overall rating as candidates for Sustainable Intensive Centres

	Current "Population"	Future Capacity	Diversity of Activity	Planning Framework	Retailing Protection	Market Momentum	Prosperity/Deprivation	Physical Environment	Transport	Publicly-owned Property	Infrastructure Provision	Category
Henderson	12,292	3,000	HIGH	YES	YES	574	YES	NO	YES	HIGH	YES	Regeneration
Manukau City	13,947	3,000	YES	NO	YES	362	YES	YES	HIGH	HIGH	YES	Regeneration
New Lynn	12,561	3,107	YES	YES	YES	667	YES	NO	YES	YES	YES	Regeneration
Papakura	11,140	500	YES	NO	YES	186	YES	YES	HIGH	HIGH	YES	Regeneration
Otahuhu	18,563	1,725	YES	NO	YES	335	NO	YES	YES	YES	YES	Regeneration
Avondale	12,064	592	NO	NO	YES	595	YES	NO	YES	YES	YES	Regeneration
Glen Innes	13,716	614	YES	NO	YES	401	NO	NO	YES	YES	YES	Regeneration
Northcote	8,882	400	YES	NO	NO	72	YES	YES	YES	HIGH	YES	Regeneration
Papatoetoe	12,088	279	YES	NO	NO	318	YES	NO	YES	YES	YES	Regeneration
Glen Eden	7,443	200	NO	NO	YES	73	YES	YES	YES	YES	YES	Regeneration
Mt Roskill	14,288	278	NO	NO	YES	416	YES	NO	YES	NO	YES	Regeneration
Manurewa	12,776	312	YES	NO	YES	181	YES	NO	YES	NO	YES	Regeneration
Otara	16,179	284	NO	NO	YES	47	NO	YES	YES	YES	YES	Regeneration
Ranui	7,320	100	NO	NO	YES	174	YES	NO	YES	YES	YES	Regeneration
Hunters Corner	13,020	501	NO	NO	YES	193	YES	NO	YES	NO	YES	Regeneration
Panmure	10,051	674	NO	NO	NO	261	NO	YES	YES	HIGH	YES	Regeneration
Stoddard	15,060	400	NO	NO	YES	241	NO	NO	YES	NO	YES	Regeneration
Te Mahia	9,490	200	NO	NO	YES	139	NO	NO	YES	NO	YES	Regeneration
Mangere	11,634	328	NO	NO	YES	129	NO	NO	NO	YES	YES	Regeneration
Homai	8,800	149	NO	NO	YES	109	NO	NO	YES	NO	YES	Regeneration

"Regeneration" Centres

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

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

"EMERGENT" CENTRES

Ordered by their overall rating as Sustainable Intensive Centres

	Current "Population"	Future Capacity	Diversity of Activity	Planning Framework	Retailing Protection	Market Momentum	Prosperity/Deprivation	Physical Environment	Transport	Publicly-owned Property	Infrastructure Provision	Category
Westgate - MN	3,789	4,000	YES	YES	YES	283	YES	NO	YES	YES	YES	Emergent
Royal Oak	15,219	136	YES	NO	YES	369	YES	NO	YES	NO	YES	Emergent
Flat Bush	353	2,000	NO	NO	YES	309	YES	NO	YES	HIGH	YES	Emergent
St Lukes	13,049	200	YES	NO	YES	584	YES	NO	NO	NO	YES	Emergent
Smales Farm	12,107	2,400	NO	NO	NO	262	YES	NO	YES	YES	YES	Emergent
Highland Park	10,000	200	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Pakuranga	9,630	340	YES	NO	YES	154	YES	NO	YES	NO	YES	Emergent
Albany Centre	8,747	5,327	YES	NO	NO	77	YES	NO	YES	YES	HIGH	Emergent
Morningside	12,000	300	NO	NO	YES	0	YES	NO	YES	YES	YES	Emergent
Three Kings	13,000	100	NO	NO	YES	0	YES	NO	NO	HIGH	YES	Emergent
Sylvia Park	9,416	400	NO	NO	NO	108	YES	NO	YES	NO	YES	Emergent
Silverdale	1,000	300	NO	NO	NO	0	YES	NO	YES	NO	YES	Emergent

"Emergent" Centres

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

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

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

Albany Centre

Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	8,747
Residents	198
Employees	5,510
Tertiary Students	3,000
Capacity (Futuredwellings on business-zoned land)	5,327
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: stadium, tertiary, school; court Residential apartments in centre Diversity of Daytime Employment (in business zones)	YES YES YES YES NO YES NO YES
<p style="text-align: center;"> Retail 47% Community Services 29% Commercial / Office 21% Industrial 3% </p>	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Protected from retail, but office development is occurring much quicker in adjacent business zones	
Market Momentum (residential building consents)	77

Albany Centre	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Albany Village

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

Albany Village

Attributes supporting sustainable town centre intensification

Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Auckland Airport

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	10,933										
Residents	12										
Employees	10,900										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	300										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <p>A 3D pie chart illustrating the composition of daytime employment in business zones. The largest segment is Industrial at 69%, followed by Community Services at 21%, Retail at 7%, and Commercial / Office at 3%.</p> <table border="1"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>69%</td> </tr> <tr> <td>Community Services</td> <td>21%</td> </tr> <tr> <td>Retail</td> <td>7%</td> </tr> <tr> <td>Commercial / Office</td> <td>3%</td> </tr> </tbody> </table> </div>	Category	Percentage	Industrial	69%	Community Services	21%	Retail	7%	Commercial / Office	3%	
Category	Percentage										
Industrial	69%										
Community Services	21%										
Retail	7%										
Commercial / Office	3%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	2										

Auckland Airport	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Avondale	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

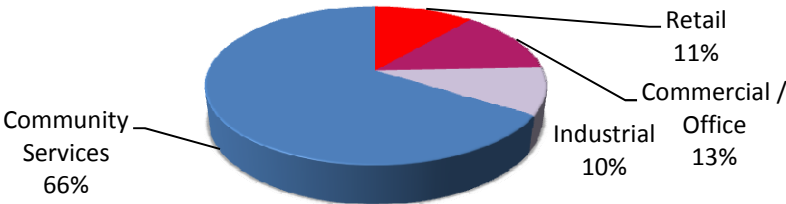
Balmoral	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Beach Haven											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	8,374										
Residents	7,000										
Employees	141										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	100										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>66%</td> </tr> <tr> <td>Office</td> <td>13%</td> </tr> <tr> <td>Industrial</td> <td>10%</td> </tr> <tr> <td>Retail</td> <td>11%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	66%	Office	13%	Industrial	10%	Retail	11%	
Category	Percentage										
Community Services	66%										
Office	13%										
Industrial	10%										
Retail	11%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	71										

Beach Haven	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Belmont											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	11,702										
Residents	10,000										
Employees	292										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	100										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: arts centre; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>63%</td> </tr> <tr> <td>Industrial</td> <td>20%</td> </tr> <tr> <td>Commercial / Office</td> <td>11%</td> </tr> <tr> <td>Retail</td> <td>6%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	63%	Industrial	20%	Commercial / Office	11%	Retail	6%	
Category	Percentage										
Community Services	63%										
Industrial	20%										
Commercial / Office	11%										
Retail	6%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	39										

Belmont	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Botany Downs

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	9,350										
Residents	5,757										
Employees	3,344										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	600										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>55%</td> </tr> <tr> <td>Community Services</td> <td>32%</td> </tr> <tr> <td>Commercial / Office</td> <td>10%</td> </tr> <tr> <td>Industrial</td> <td>3%</td> </tr> </tbody> </table>	Category	Percentage	Retail	55%	Community Services	32%	Commercial / Office	10%	Industrial	3%	
Category	Percentage										
Retail	55%										
Community Services	32%										
Commercial / Office	10%										
Industrial	3%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	1902										

Botany Downs

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Browns Bay											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	18,405										
Residents	891										
Employees	1,857										
Tertiary Students	15,000										
Capacity (Futuredwellings on business-zoned land)	1,000										
Diversity of Activity in Town Centre/Business Zone	HIGH										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library</p> <p>Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>54%</td> </tr> <tr> <td>Retail</td> <td>28%</td> </tr> <tr> <td>Commercial / Office</td> <td>11%</td> </tr> <tr> <td>Industrial</td> <td>7%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	54%	Retail	28%	Commercial / Office	11%	Industrial	7%	
Category	Percentage										
Community Services	54%										
Retail	28%										
Commercial / Office	11%										
Industrial	7%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	144										

Browns Bay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

CBD											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	126,237										
Residents	20,601										
Employees	89,585										
Tertiary Students	10,000										
Capacity (Futuredwellings on business-zoned land)	18,927										
Diversity of Activity in Town Centre/Business Zone	HIGH										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: hospital, stadium, domain, tertiary, library; council, police, court Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>43%</td> </tr> <tr> <td>Commercial / Office</td> <td>43%</td> </tr> <tr> <td>Industrial</td> <td>10%</td> </tr> <tr> <td>Retail</td> <td>4%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	43%	Commercial / Office	43%	Industrial	10%	Retail	4%	
Category	Percentage										
Community Services	43%										
Commercial / Office	43%										
Industrial	10%										
Retail	4%										
Enabling planning framework	YES										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	11240										

CBD	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

City Fringe											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	75,313										
Residents	22,701										
Employees	34,666										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	8,852										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>40%</td> </tr> <tr> <td>Commercial / Office</td> <td>33%</td> </tr> <tr> <td>Industrial</td> <td>21%</td> </tr> <tr> <td>Retail</td> <td>6%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	40%	Commercial / Office	33%	Industrial	21%	Retail	6%	
Category	Percentage										
Community Services	40%										
Commercial / Office	33%										
Industrial	21%										
Retail	6%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	3172										

City Fringe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Clevedon	
Attributes supporting sustainable town centre intensification	Rating

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

Notes
Demographic data for this centre estimated only.

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Constellation Drive	
Attributes supporting sustainable town centre intensification	Rating

"Market Attractive" Attributes that may indicate planning interventions if deficient

Population in 10-minute catchment (residents / workers / tertiary students)	10,744
Residents	3,462
Employees	4,243
Tertiary Students	0

Capacity (Futuredwellings on business-zoned land)	300
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Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>43%</td> </tr> <tr> <td>Commercial / Office</td> <td>23%</td> </tr> <tr> <td>Community Services</td> <td>24%</td> </tr> <tr> <td>Retail</td> <td>10%</td> </tr> </tbody> </table> </div>	Category	Percentage	Industrial	43%	Commercial / Office	23%	Community Services	24%	Retail	10%	
Category	Percentage										
Industrial	43%										
Commercial / Office	23%										
Community Services	24%										
Retail	10%										

Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	

Protection from nearby out-of-centre retailing	NO
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Market Momentum (residential building consents)	161
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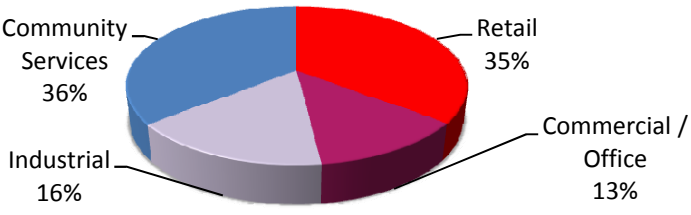
Constellation Drive	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Devonport											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	15,024										
Residents	13,000										
Employees	845										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	240										
Diversity of Activity in Town Centre/Business Zone	HIGH										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>35%</td> </tr> <tr> <td>Community Services</td> <td>36%</td> </tr> <tr> <td>Industrial</td> <td>16%</td> </tr> <tr> <td>Commercial / Office</td> <td>13%</td> </tr> </tbody> </table>	Category	Percentage	Retail	35%	Community Services	36%	Industrial	16%	Commercial / Office	13%	
Category	Percentage										
Retail	35%										
Community Services	36%										
Industrial	16%										
Commercial / Office	13%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	50										

Devonport	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Ellerslie											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	22,831										
Residents	4,635										
Employees	14,257										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	160										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>48%</td> </tr> <tr> <td>Commercial / Office</td> <td>38%</td> </tr> <tr> <td>Industrial</td> <td>12%</td> </tr> <tr> <td>Retail</td> <td>2%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	48%	Commercial / Office	38%	Industrial	12%	Retail	2%	
Category	Percentage										
Community Services	48%										
Commercial / Office	38%										
Industrial	12%										
Retail	2%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	481										

Ellerslie	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Favona	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Flat Bush											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	353										
Residents	258										
Employees	41										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	2,000										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 0 auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>53%</td> </tr> <tr> <td>Industrial</td> <td>27%</td> </tr> <tr> <td>Commercial / Office</td> <td>20%</td> </tr> <tr> <td>Retail</td> <td>0%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	53%	Industrial	27%	Commercial / Office	20%	Retail	0%	
Category	Percentage										
Community Services	53%										
Industrial	27%										
Commercial / Office	20%										
Retail	0%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	309										

Flat Bush	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Glen Eden											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	7,443										
Residents	6,000										
Employees	591										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	200										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>50%</td> </tr> <tr> <td>Retail</td> <td>23%</td> </tr> <tr> <td>Commercial / Office</td> <td>15%</td> </tr> <tr> <td>Industrial</td> <td>12%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	50%	Retail	23%	Commercial / Office	15%	Industrial	12%	NO
Category	Percentage										
Community Services	50%										
Retail	23%										
Commercial / Office	15%										
Industrial	12%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	73										

Glen Eden	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Glen Innes											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,716										
Residents	4,977										
Employees	2,170										
Tertiary Students	2,000										
Capacity (Futuredwellings on business-zoned land)	614										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>39%</td> </tr> <tr> <td>Community Services</td> <td>27%</td> </tr> <tr> <td>Retail</td> <td>25%</td> </tr> <tr> <td>Commercial / Office</td> <td>9%</td> </tr> </tbody> </table> </div>	Category	Percentage	Industrial	39%	Community Services	27%	Retail	25%	Commercial / Office	9%	
Category	Percentage										
Industrial	39%										
Community Services	27%										
Retail	25%										
Commercial / Office	9%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	401										

Glen Innes	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Glenfield											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	9,306										
Residents	6,384										
Employees	1,665										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	200										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library</p> <p>Other civic and community facilities: library, leisure centre; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <p>A 3D pie chart illustrating the composition of daytime employment in business zones. The largest segment is Retail at 50% (red), followed by Community Services at 40% (blue), Commercial / Office at 8% (purple), and Industrial at 2% (grey).</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>50%</td> </tr> <tr> <td>Community Services</td> <td>40%</td> </tr> <tr> <td>Commercial / Office</td> <td>8%</td> </tr> <tr> <td>Industrial</td> <td>2%</td> </tr> </tbody> </table> </div>	Category	Percentage	Retail	50%	Community Services	40%	Commercial / Office	8%	Industrial	2%	
Category	Percentage										
Retail	50%										
Community Services	40%										
Commercial / Office	8%										
Industrial	2%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	54										

Glenfield	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Grey Lynn	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Hauraki Corner

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	14,233										
Residents	12,000										
Employees	382										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	100										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket</p> <p>Range of shops - convenience and comparison</p> <p>Entertainment - cafes, restaurants, bars, cinema,</p> <p>Banks, medical and professional services</p> <p>Library</p> <p>Other civic and community facilities: -</p> <p>Residential apartments in centre</p> <p>Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>35%</td> </tr> <tr> <td>Community Services</td> <td>35%</td> </tr> <tr> <td>Industrial</td> <td>20%</td> </tr> <tr> <td>Commercial / Office</td> <td>10%</td> </tr> </tbody> </table> </div>	Category	Percentage	Retail	35%	Community Services	35%	Industrial	20%	Commercial / Office	10%	NO
Category	Percentage										
Retail	35%										
Community Services	35%										
Industrial	20%										
Commercial / Office	10%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones</p> <p>Quality intensification a permitted activity in business zones</p> <p>Market-based carparking</p> <p>Design quality and frontage controls,</p> <p>Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	76										

Hauraki Corner

Attributes supporting sustainable town centre intensification

Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Helensville	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographic for this centre is currently estimated only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Henderson	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Highbury											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	3,467										
Residents	1,035										
Employees	1,787										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	771										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; council AO Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>36%</td> </tr> <tr> <td>Retail</td> <td>23%</td> </tr> <tr> <td>Commercial / Office</td> <td>23%</td> </tr> <tr> <td>Industrial</td> <td>18%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	36%	Retail	23%	Commercial / Office	23%	Industrial	18%	
Category	Percentage										
Community Services	36%										
Retail	23%										
Commercial / Office	23%										
Industrial	18%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	147										

Highbury	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Highland Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographic for this centre is currently estimated only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Homai	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

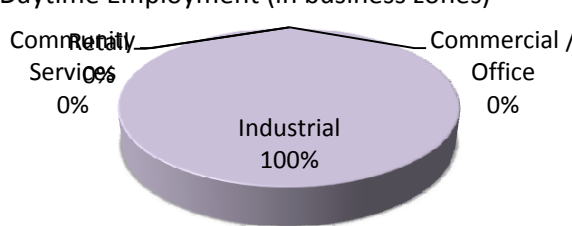
Howick	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Huapai	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Hunters Corner

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,020										
Residents	6,165										
Employees	1,938										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	501										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>40%</td> </tr> <tr> <td>Retail</td> <td>24%</td> </tr> <tr> <td>Commercial / Office</td> <td>21%</td> </tr> <tr> <td>Industrial</td> <td>15%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	40%	Retail	24%	Commercial / Office	21%	Industrial	15%	
Category	Percentage										
Community Services	40%										
Retail	24%										
Commercial / Office	21%										
Industrial	15%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	193										

Hunters Corner

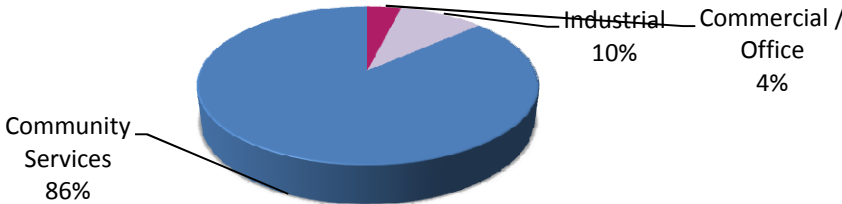
Attributes supporting sustainable town centre intensification	Rating
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"Regeneration" Attributes that may indicate investment interventions if deficient	
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Prosperity & property values	YES
Deprivation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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Kingseat							
Attributes supporting sustainable town centre intensification	Rating						
"Market Attractive" Attributes that may indicate planning interventions if deficient							
Population in 10-minute catchment (residents / workers / tertiary students)	792						
Residents	351						
Employees	168						
Tertiary Students	0						
Capacity (Futuredwellings on business-zoned land)	792						
Diversity of Activity in Town Centre/Business Zone	NO						
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Community Services</td> <td style="text-align: center;">86%</td> </tr> <tr> <td>Industrial</td> <td style="text-align: center;">10%</td> </tr> <tr> <td>Commercial / Office</td> <td style="text-align: center;">4%</td> </tr> </table>	Community Services	86%	Industrial	10%	Commercial / Office	4%	
Community Services	86%						
Industrial	10%						
Commercial / Office	4%						
Enabling planning framework	NO						
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines							
Protection from nearby out-of-centre retailing	YES						
Market Momentum (residential building consents)	19						

Kingseat	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Kumeu											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	1,761										
Residents	447										
Employees	885										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	253										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket</p> <p>Range of shops - convenience and comparison</p> <p>Entertainment - cafes, restaurants, bars, cinema,</p> <p>Banks, medical and professional services</p> <p>Library</p> <p>Other civic and community facilities:</p> <p>Residential apartments in centre</p> <p>Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>60%</td> </tr> <tr> <td>Commercial / Office</td> <td>12%</td> </tr> <tr> <td>Retail</td> <td>11%</td> </tr> <tr> <td>Community Services</td> <td>17%</td> </tr> </tbody> </table> </div>	Category	Percentage	Industrial	60%	Commercial / Office	12%	Retail	11%	Community Services	17%	NO
Category	Percentage										
Industrial	60%										
Commercial / Office	12%										
Retail	11%										
Community Services	17%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones</p> <p>Quality intensification a permitted activity in business zones</p> <p>Market-based carparking</p> <p>Design quality and frontage controls,</p> <p>Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	91										

Kumeu	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Mairangi Bay

Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	6,139
Residents	4,848
Employees	454
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)	YES YES YES YES NO YES YES YES
<p style="text-align: center;"> Community Services 42% Retail 32% Commercial / Office 17% Industrial 9% </p>	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Vulnerable to strategic re-locations to Windsor Park	
Market Momentum (residential building consents)	94

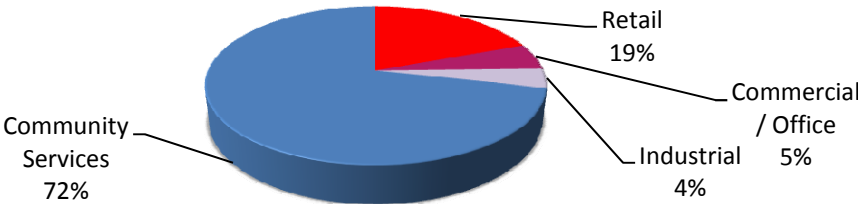
Mairangi Bay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Mangere											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	11,634										
Residents	5,028										
Employees	1,692										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	328										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>72%</td> </tr> <tr> <td>Retail</td> <td>19%</td> </tr> <tr> <td>Commercial / Office</td> <td>5%</td> </tr> <tr> <td>Industrial</td> <td>4%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	72%	Retail	19%	Commercial / Office	5%	Industrial	4%	
Category	Percentage										
Community Services	72%										
Retail	19%										
Commercial / Office	5%										
Industrial	4%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	129										

Mangere	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Mangere Bridge

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	7,241										
Residents	6,000										
Employees	122										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	100										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: 20px;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>47%</td> </tr> <tr> <td>Community Services</td> <td>30%</td> </tr> <tr> <td>Commercial / Office</td> <td>14%</td> </tr> <tr> <td>Industrial</td> <td>9%</td> </tr> </tbody> </table>	Category	Percentage	Retail	47%	Community Services	30%	Commercial / Office	14%	Industrial	9%	
Category	Percentage										
Retail	47%										
Community Services	30%										
Commercial / Office	14%										
Industrial	9%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	83										

Mangere Bridge	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Manukau City

Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,947
Residents	1,659
Employees	10,962
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	3,000
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: stadium, library, tertiary; council, court, police Residential apartments in centre Diversity of Daytime Employment (in business zones)	YES YES YES YES YES YES NO YES
<p style="text-align: center;"> Community Services 43% Retail 24% Commercial / Office 19% Industrial 14% </p>	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	362

Manukau City	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Manurewa	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Middlemore											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,772										
Residents	4,368										
Employees	5,849										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	200										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>97%</td> </tr> <tr> <td>Commercial / Office</td> <td>2%</td> </tr> <tr> <td>Industrial</td> <td>1%</td> </tr> <tr> <td>Retail</td> <td>0%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	97%	Commercial / Office	2%	Industrial	1%	Retail	0%	
Category	Percentage										
Community Services	97%										
Commercial / Office	2%										
Industrial	1%										
Retail	0%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	170										

Middlemore	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Milford	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

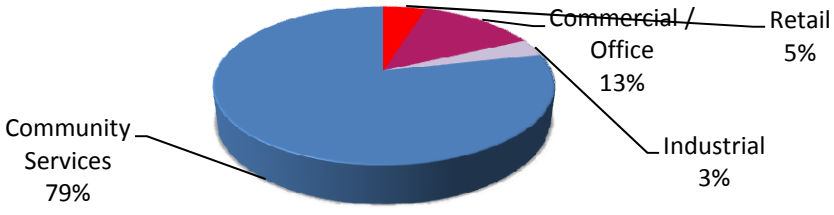
Morningside	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,000
Residents	12,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	NO
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	NO
Library	YES
Other civic and community facilities:	NO
Residential apartments in centre	YES
Diversity of Daytime Employment (in business zones)	YES
Commercial Offices 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Morningside	
Attributes supporting sustainable town centre intensification	Rating

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

Notes
Demographic data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Mt Albert											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	17,402										
Residents	6,948										
Employees	2,256										
Tertiary Students	2,000										
Capacity (Futuredwellings on business-zoned land)	323										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>79%</td> </tr> <tr> <td>Office</td> <td>13%</td> </tr> <tr> <td>Retail</td> <td>5%</td> </tr> <tr> <td>Industrial</td> <td>3%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	79%	Office	13%	Retail	5%	Industrial	3%	NO
Category	Percentage										
Community Services	79%										
Office	13%										
Retail	5%										
Industrial	3%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	175										

Mt Albert	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Mt Roskill											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	14,288										
Residents	7,302										
Employees	782										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	278										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>45%</td> </tr> <tr> <td>Retail</td> <td>13%</td> </tr> <tr> <td>Commercial / Office</td> <td>21%</td> </tr> <tr> <td>Industrial</td> <td>21%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	45%	Retail	13%	Commercial / Office	21%	Industrial	21%	NO
Category	Percentage										
Community Services	45%										
Retail	13%										
Commercial / Office	21%										
Industrial	21%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	416										

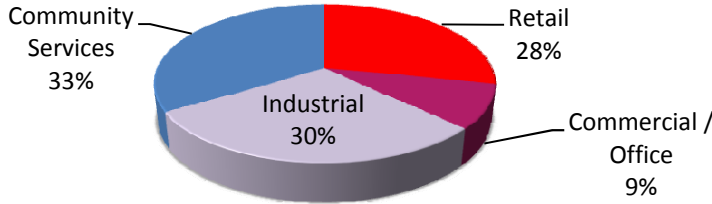
Mt Roskill	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

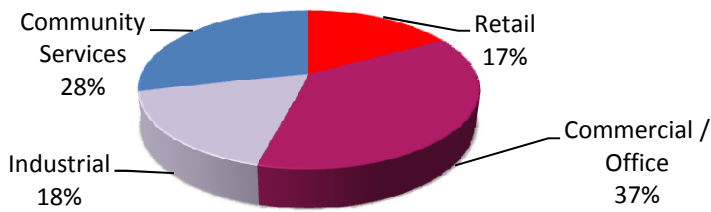
Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

New Lynn	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	12,561
Residents	4,095
Employees	6,207
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	3,107
Diversity of Activity in Town Centre/Business Zone	YES
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, community, school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <p>The pie chart illustrates the composition of daytime employment in business zones. The largest segment is Community Services at 33%, followed by Industrial at 30%, Retail at 28%, and Commercial / Office at 9%.</p>	
Enabling planning framework	YES
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	667

New Lynn	
Attributes supporting sustainable town centre intensification	Rating

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

Notes
Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Newmarket											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	29,447										
Residents	6,588										
Employees	17,594										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	2,375										
Diversity of Activity in Town Centre/Business Zone	HIGH										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Commercial / Office</td> <td>37%</td> </tr> <tr> <td>Community Services</td> <td>28%</td> </tr> <tr> <td>Industrial</td> <td>18%</td> </tr> <tr> <td>Retail</td> <td>17%</td> </tr> </tbody> </table>	Category	Percentage	Commercial / Office	37%	Community Services	28%	Industrial	18%	Retail	17%	
Category	Percentage										
Commercial / Office	37%										
Community Services	28%										
Industrial	18%										
Retail	17%										
Enabling planning framework	YES										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	871										

Newmarket	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Northcote											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	8,882										
Residents	6,284										
Employees	603										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	400										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, arts centre; Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>46%</td> </tr> <tr> <td>Retail</td> <td>39%</td> </tr> <tr> <td>Commercial / Office</td> <td>8%</td> </tr> <tr> <td>Industrial</td> <td>7%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	46%	Retail	39%	Commercial / Office	8%	Industrial	7%	
Category	Percentage										
Community Services	46%										
Retail	39%										
Commercial / Office	8%										
Industrial	7%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Vulnerable to Wairau Valley business zone											
Market Momentum (residential building consents)	72										

Northcote	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Onehunga											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,745										
Residents	4,920										
Employees	4,646										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	1,891										
Diversity of Activity in Town Centre/Business Zone	HIGH										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>43%</td> </tr> <tr> <td>Community Services</td> <td>29%</td> </tr> <tr> <td>Retail</td> <td>19%</td> </tr> <tr> <td>Commercial / Office</td> <td>9%</td> </tr> </tbody> </table> </div>	Category	Percentage	Industrial	43%	Community Services	29%	Retail	19%	Commercial / Office	9%	
Category	Percentage										
Industrial	43%										
Community Services	29%										
Retail	19%										
Commercial / Office	9%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	584										

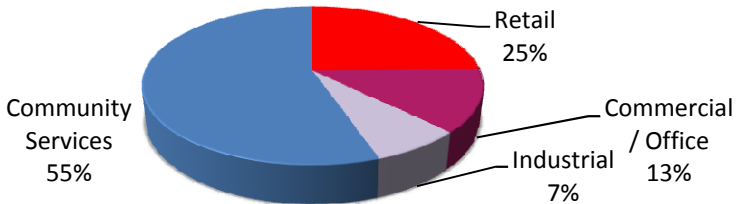
Onehunga	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Orewa											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	7,406										
Residents	2,799										
Employees	2,162										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	536										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library; council Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <p>Detailed description of the pie chart: The chart is a 3D pie chart with four segments. The largest segment is blue, representing Community Services at 55%. The next largest is red, representing Retail at 25%. A purple segment represents Commercial / Office at 13%, and a small grey segment represents Industrial at 7%.</p> <table border="1"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>55%</td> </tr> <tr> <td>Retail</td> <td>25%</td> </tr> <tr> <td>Commercial / Office</td> <td>13%</td> </tr> <tr> <td>Industrial</td> <td>7%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	55%	Retail	25%	Commercial / Office	13%	Industrial	7%	
Category	Percentage										
Community Services	55%										
Retail	25%										
Commercial / Office	13%										
Industrial	7%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	269										

Orewa	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

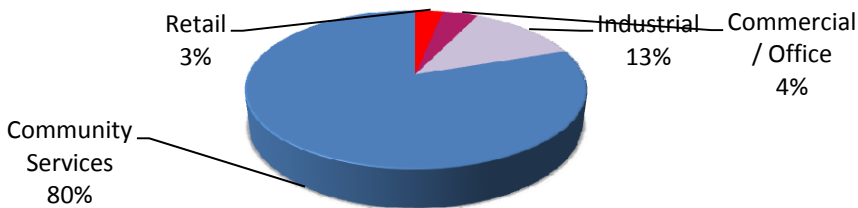
Otahuhu											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	18,563										
Residents	6,939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

Otahuhu	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient	
Prosperity & property values	NO
Deprivation Index	10
Median household income	
Average Land values in catchment of the centre (per m ²)	\$439.77
Capitalisation ratio of improvements to capital value	44.7%
Land values in commercial centre	
Land value appreciation over time within commercial centre	
Investor ownership (%age not owner-occupied)	
Physical Environment	YES
Amenity, quality of centre environment	YES
Context and setting, recreation options	NO
Transport	YES
Public Transport quality: bus, train	YES
Road Access	YES
Walkability	YES
Publicly-owned Property	YES
Infrastructure provision	YES
Adequacy of existing	
Major planned improvements (with dates)	

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Otara											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	16,179										
Residents	5,478										
Employees	2,358										
Tertiary Students	3,000										
Capacity (Futuredwellings on business-zoned land)	284										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>80%</td> </tr> <tr> <td>Industrial</td> <td>13%</td> </tr> <tr> <td>Commercial / Office</td> <td>4%</td> </tr> <tr> <td>Retail</td> <td>3%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	80%	Industrial	13%	Commercial / Office	4%	Retail	3%	
Category	Percentage										
Community Services	80%										
Industrial	13%										
Commercial / Office	4%										
Retail	3%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	47										

Otara	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Pakuranga	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Panmure											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	10,051										
Residents	4,548										
Employees	1,894										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	674										
Diversity of Activity in Town Centre/Business Zone	NO										
Supermarket	NO										
Range of shops - convenience and comparison	NO										
Entertainment - cafes, restaurants, bars, cinema,	NO										
Banks, medical and professional services	YES										
Library	YES										
Other civic and community facilities:	YES										
Residential apartments in centre	NO										
Diversity of Daytime Employment (in business zones)	YES										
<p>A 3D pie chart illustrating the distribution of daytime employment in business zones. The largest segment is Community Services at 50%, followed by Retail at 19%, Commercial / Office at 16%, and Industrial at 15%.</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>50%</td> </tr> <tr> <td>Retail</td> <td>19%</td> </tr> <tr> <td>Commercial / Office</td> <td>16%</td> </tr> <tr> <td>Industrial</td> <td>15%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	50%	Retail	19%	Commercial / Office	16%	Industrial	15%	
Category	Percentage										
Community Services	50%										
Retail	19%										
Commercial / Office	16%										
Industrial	15%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones											
Quality intensification a permitted activity in business zones											
Market-based carparking											
Design quality and frontage controls,											
Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	261										

Panmure	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Papakura											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	11,140										
Residents	4,005										
Employees	3,274										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	500										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, hospital, pool, sportspark; council, court, police Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>45%</td> </tr> <tr> <td>Retail</td> <td>27%</td> </tr> <tr> <td>Commercial / Office</td> <td>17%</td> </tr> <tr> <td>Industrial</td> <td>11%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	45%	Retail	27%	Commercial / Office	17%	Industrial	11%	
Category	Percentage										
Community Services	45%										
Retail	27%										
Commercial / Office	17%										
Industrial	11%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	186										

Papakura	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Papatoetoe											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	12,088										
Residents	6,093										
Employees	811										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	279										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>46%</td> </tr> <tr> <td>Retail</td> <td>21%</td> </tr> <tr> <td>Commercial / Office</td> <td>14%</td> </tr> <tr> <td>Industrial</td> <td>19%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	46%	Retail	21%	Commercial / Office	14%	Industrial	19%	
Category	Percentage										
Community Services	46%										
Retail	21%										
Commercial / Office	14%										
Industrial	19%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Market Momentum (residential building consents)	318										

Papatoetoe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Pine Harbour	
Attributes supporting sustainable town centre intensification	Rating

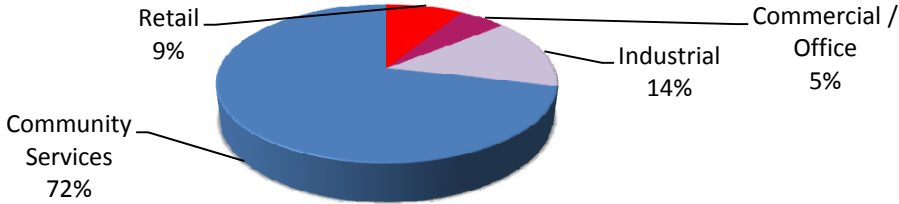
"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographic data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Pt Chevalier											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	12,793										
Residents	4,632										
Employees	1,778										
Tertiary Students	2,000										
Capacity (Futuredwellings on business-zoned land)	295										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>72%</td> </tr> <tr> <td>Industrial</td> <td>14%</td> </tr> <tr> <td>Retail</td> <td>9%</td> </tr> <tr> <td>Commercial / Office</td> <td>5%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	72%	Industrial	14%	Retail	9%	Commercial / Office	5%	
Category	Percentage										
Community Services	72%										
Industrial	14%										
Retail	9%										
Commercial / Office	5%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	194										

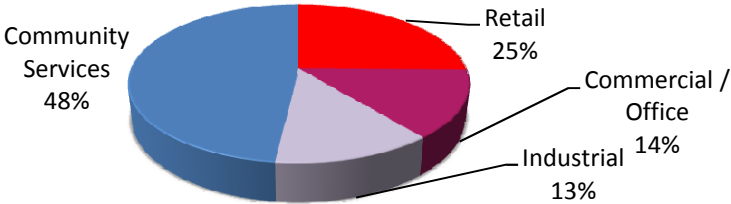
Pt Chevalier	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Pukekohe											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	10,187										
Residents	3,036										
Employees	4,397										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	412										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Employment Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>48%</td> </tr> <tr> <td>Retail</td> <td>25%</td> </tr> <tr> <td>Commercial / Office</td> <td>14%</td> </tr> <tr> <td>Industrial</td> <td>13%</td> </tr> </tbody> </table>	Employment Category	Percentage	Community Services	48%	Retail	25%	Commercial / Office	14%	Industrial	13%	
Employment Category	Percentage										
Community Services	48%										
Retail	25%										
Commercial / Office	14%										
Industrial	13%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Any retail or office permitted in Manukau Business Zone											
Market Momentum (residential building consents)	233										

Pukekohe	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Ranui											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	7,320										
Residents	6,000										
Employees	153										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	100										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: library, school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>84%</td> </tr> <tr> <td>Commercial / Office</td> <td>10%</td> </tr> <tr> <td>Industrial</td> <td>6%</td> </tr> <tr> <td>Retail</td> <td>0%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	84%	Commercial / Office	10%	Industrial	6%	Retail	0%	
Category	Percentage										
Community Services	84%										
Commercial / Office	10%										
Industrial	6%										
Retail	0%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	174										

Ranui	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Remuera											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,882										
Residents	6,201										
Employees	1,918										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	261										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>52%</td> </tr> <tr> <td>Retail</td> <td>20%</td> </tr> <tr> <td>Commercial / Office</td> <td>20%</td> </tr> <tr> <td>Industrial</td> <td>8%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	52%	Retail	20%	Commercial / Office	20%	Industrial	8%	
Category	Percentage										
Community Services	52%										
Retail	20%										
Commercial / Office	20%										
Industrial	8%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	323										

Remuera	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Royal Oak

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	15,219										
Residents	6,672										
Employees	2,616										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	136										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>44%</td> </tr> <tr> <td>Retail</td> <td>18%</td> </tr> <tr> <td>Commercial / Office</td> <td>22%</td> </tr> <tr> <td>Industrial</td> <td>16%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	44%	Retail	18%	Commercial / Office	22%	Industrial	16%	
Category	Percentage										
Community Services	44%										
Retail	18%										
Commercial / Office	22%										
Industrial	16%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Except for recent Pah Rd "Warehouse" decision, which affects all centres											
Market Momentum (residential building consents)	369										

Royal Oak	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Sandringham

Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	13,418										
Residents	6,297										
Employees	1,391										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	119										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>75%</td> </tr> <tr> <td>Office</td> <td>17%</td> </tr> <tr> <td>Commercial / Retail</td> <td>4%</td> </tr> <tr> <td>Industrial</td> <td>4%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	75%	Office	17%	Commercial / Retail	4%	Industrial	4%	NO
Category	Percentage										
Community Services	75%										
Office	17%										
Commercial / Retail	4%										
Industrial	4%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	140										

Sandringham	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

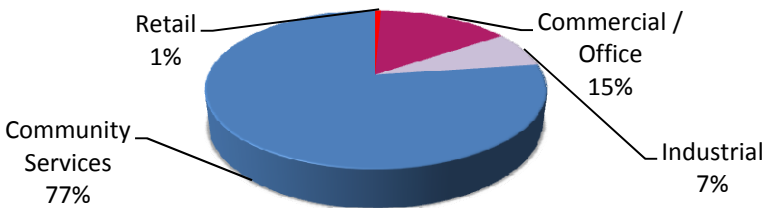
Silverdale	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,000
Residents	1,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	300
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Commercially Offices 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	NO
Market Momentum (residential building consents)	0

Silverdale	
Attributes supporting sustainable town centre intensification	Rating

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

Notes
 Demographic data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Smales Farm											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	12,107										
Residents	2,226										
Employees	7,868										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	2,400										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>77%</td> </tr> <tr> <td>Commercial / Office</td> <td>15%</td> </tr> <tr> <td>Industrial</td> <td>7%</td> </tr> <tr> <td>Retail</td> <td>1%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	77%	Commercial / Office	15%	Industrial	7%	Retail	1%	
Category	Percentage										
Community Services	77%										
Commercial / Office	15%										
Industrial	7%										
Retail	1%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Barrys Point Rd											
Market Momentum (residential building consents)	262										

Smales Farm	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

St Lukes	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Stoddard											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	15,060										
Residents	7,377										
Employees	891										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	400										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>44%</td> </tr> <tr> <td>Community Services</td> <td>42%</td> </tr> <tr> <td>Commercial / Office</td> <td>9%</td> </tr> <tr> <td>Retail</td> <td>5%</td> </tr> </tbody> </table>	Category	Percentage	Industrial	44%	Community Services	42%	Commercial / Office	9%	Retail	5%	
Category	Percentage										
Industrial	44%										
Community Services	42%										
Commercial / Office	9%										
Retail	5%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	241										

Stoddard	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Sunnynook													
Attributes supporting sustainable town centre intensification	Rating												
"Market Attractive" Attributes that may indicate planning interventions if deficient													
Population in 10-minute catchment (residents / workers / tertiary students)	13,730												
Residents	12,000												
Employees	350												
Tertiary Students	0												
Capacity (Futuredwellings on business-zoned land)	200												
Diversity of Activity in Town Centre/Business Zone	NO												
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="display: none;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>61%</td> </tr> <tr> <td>Services</td> <td>30%</td> </tr> <tr> <td>Community</td> <td>6%</td> </tr> <tr> <td>Industrial</td> <td>3%</td> </tr> <tr> <td>Commercial / Office</td> <td>3%</td> </tr> </tbody> </table>	Category	Percentage	Retail	61%	Services	30%	Community	6%	Industrial	3%	Commercial / Office	3%	
Category	Percentage												
Retail	61%												
Services	30%												
Community	6%												
Industrial	3%												
Commercial / Office	3%												
Enabling planning framework	NO												
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines													
Protection from nearby out-of-centre retailing	NO												
Wairau Park													
Market Momentum (residential building consents)	48												

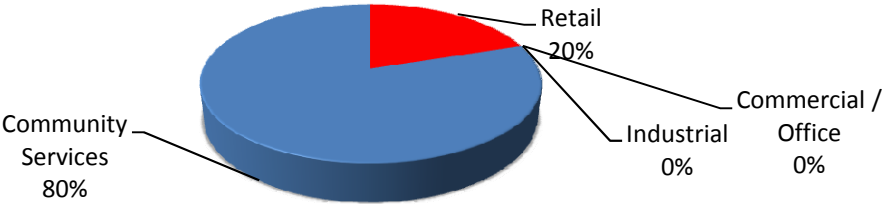
Sunnynook	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Swanson	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,936
Residents	1,600
Employees	63
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <p style="text-align: center;"> Community Services 80% Retail 20% Industrial 0% Commercial / Office 0% </p>	
Enabling planning framework	NO
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	30

Swanson	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Sylvia Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Takanini	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

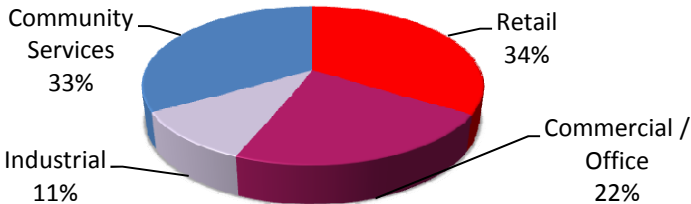
Takapuna											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	14,607										
Residents	3,450										
Employees	8,229										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	3,000										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library</p> <p>Other civic and community facilities: library, leisure centre; council HQ Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>48%</td> </tr> <tr> <td>Commercial / Office</td> <td>29%</td> </tr> <tr> <td>Retail</td> <td>14%</td> </tr> <tr> <td>Industrial</td> <td>9%</td> </tr> </tbody> </table> </div>	Category	Percentage	Community Services	48%	Commercial / Office	29%	Retail	14%	Industrial	9%	NO
Category	Percentage										
Community Services	48%										
Commercial / Office	29%										
Retail	14%										
Industrial	9%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	442										

Takapuna	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Te Atatu Peninsula											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	8,412										
Residents	7,000										
Employees	392										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	281										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: school, library; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Employment Type</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>34%</td> </tr> <tr> <td>Commercial / Office</td> <td>22%</td> </tr> <tr> <td>Community Services</td> <td>33%</td> </tr> <tr> <td>Industrial</td> <td>11%</td> </tr> </tbody> </table>	Employment Type	Percentage	Retail	34%	Commercial / Office	22%	Community Services	33%	Industrial	11%	
Employment Type	Percentage										
Retail	34%										
Commercial / Office	22%										
Community Services	33%										
Industrial	11%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	220										

Te Atatu Peninsula	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Te Mahia	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Three Kings	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	13,000
Residents	13,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket	YES
Range of shops - convenience and comparison	NO
Entertainment - cafes, restaurants, bars, cinema,	NO
Banks, medical and professional services	
Library	YES
Other civic and community facilities:	YES
Residential apartments in centre	NO
Diversity of Daytime Employment (in business zones)	NO
Community Centres 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones	
Quality intensification a permitted activity in business zones	
Market-based carparking	
Design quality and frontage controls,	
Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Three Kings	
Attributes supporting sustainable town centre intensification	Rating

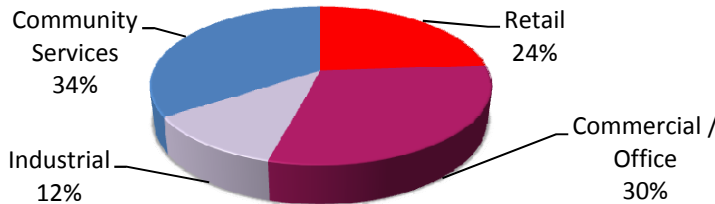
"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographoc data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

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

Torbay	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Waimauku											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	1,647										
Residents	930										
Employees	255										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	200										
Diversity of Activity in Town Centre/Business Zone	YES										
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)	YES NO YES YES NO NO NO NO										
<p>A 3D pie chart illustrating the distribution of daytime employment in business zones. The largest slice is Community Services at 42%, followed by Industrial at 34%, Retail at 18%, and Commercial / Office at 6%.</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>42%</td> </tr> <tr> <td>Industrial</td> <td>34%</td> </tr> <tr> <td>Retail</td> <td>18%</td> </tr> <tr> <td>Commercial / Office</td> <td>6%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	42%	Industrial	34%	Retail	18%	Commercial / Office	6%	
Category	Percentage										
Community Services	42%										
Industrial	34%										
Retail	18%										
Commercial / Office	6%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	189										

Waimauku	
Attributes supporting sustainable town centre intensification	Rating

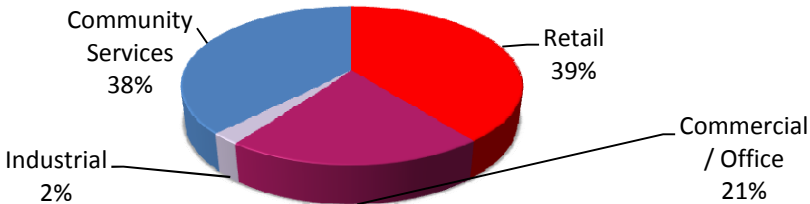
"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographic data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Warkworth											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	1,689										
Residents	279										
Employees	1,128										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	300										
Diversity of Activity in Town Centre/Business Zone	YES										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Daytime Employment in Business Zones</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>39%</td> </tr> <tr> <td>Community Services</td> <td>38%</td> </tr> <tr> <td>Commercial / Office</td> <td>21%</td> </tr> <tr> <td>Industrial</td> <td>2%</td> </tr> </tbody> </table>	Category	Percentage	Retail	39%	Community Services	38%	Commercial / Office	21%	Industrial	2%	
Category	Percentage										
Retail	39%										
Community Services	38%										
Commercial / Office	21%										
Industrial	2%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	11										

Warkworth	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Wellsford	
Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	1,700
Residents	1,700
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	200
Diversity of Activity in Town Centre/Business Zone	NO
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Commercially Offices 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

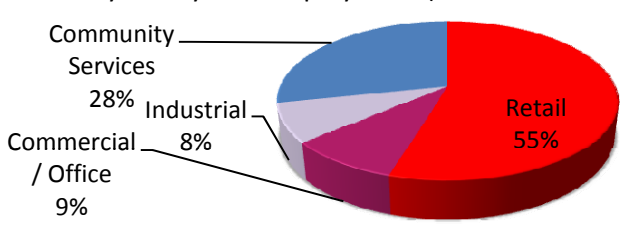
Wellsford	
Attributes supporting sustainable town centre intensification	Rating

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Westgate - MN

Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	3,789
Residents	1,518
Employees	1,347
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	4,000
Diversity of Activity in Town Centre/Business Zone	YES
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library</p> <p>Other civic and community facilities: library, community, pool, school; - Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <p>Community Services 28%</p> <p>Commercial / Office 9%</p> <p>Industrial 8%</p> </div>  </div>	
Enabling planning framework	YES
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	283

Westgate - MN

Attributes supporting sustainable town centre intensification

Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Whangaparoa

Attributes supporting sustainable town centre intensification	Rating
"Market Attractive" Attributes that may indicate planning interventions if deficient	
Population in 10-minute catchment (residents / workers / tertiary students)	3,000
Residents	3,000
Employees	0
Tertiary Students	0
Capacity (Futuredwellings on business-zoned land)	100
Diversity of Activity in Town Centre/Business Zone	YES
Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones) Commercially controlled Offices 00%	
Enabling planning framework	NO
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines	
Protection from nearby out-of-centre retailing	YES
Market Momentum (residential building consents)	0

Whangaparoa

Attributes supporting sustainable town centre intensification

Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Demographic data for this centre is currently an estimate only

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Windsor Park											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	7,366										
Residents	6,000										
Employees	262										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	300										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Diversity of Daytime Employment (in business zones)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Community Services</td> <td>90%</td> </tr> <tr> <td>Industrial</td> <td>7%</td> </tr> <tr> <td>Commercial / Office</td> <td>3%</td> </tr> <tr> <td>Retail</td> <td>0%</td> </tr> </tbody> </table>	Category	Percentage	Community Services	90%	Industrial	7%	Commercial / Office	3%	Retail	0%	
Category	Percentage										
Community Services	90%										
Industrial	7%										
Commercial / Office	3%										
Retail	0%										
Enabling planning framework	NO										
<p>Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines</p>											
Protection from nearby out-of-centre retailing	YES										
Market Momentum (residential building consents)	76										

Windsor Park	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.

Stonefields											
Attributes supporting sustainable town centre intensification	Rating										
"Market Attractive" Attributes that may indicate planning interventions if deficient											
Population in 10-minute catchment (residents / workers / tertiary students)	2,937										
Residents	390										
Employees	2,223										
Tertiary Students	0										
Capacity (Futuredwellings on business-zoned land)	300										
Diversity of Activity in Town Centre/Business Zone	NO										
<p>Supermarket Range of shops - convenience and comparison Entertainment - cafes, restaurants, bars, cinema, Banks, medical and professional services Library Other civic and community facilities: Residential apartments in centre Diversity of Daytime Employment (in business zones)</p> <div style="text-align: center;"> <p>A 3D pie chart illustrating the composition of daytime employment in business zones. The largest segment is Industrial at 62%, followed by Commercial / Office at 15%, Community Services at 16%, and Retail at 7%.</p> <table border="1"> <thead> <tr> <th>Employment Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>62%</td> </tr> <tr> <td>Commercial / Office</td> <td>15%</td> </tr> <tr> <td>Community Services</td> <td>16%</td> </tr> <tr> <td>Retail</td> <td>7%</td> </tr> </tbody> </table> </div>	Employment Category	Percentage	Industrial	62%	Commercial / Office	15%	Community Services	16%	Retail	7%	
Employment Category	Percentage										
Industrial	62%										
Commercial / Office	15%										
Community Services	16%										
Retail	7%										
Enabling planning framework	NO										
Quality intensification a permitted activity in res zones Quality intensification a permitted activity in business zones Market-based carparking Design quality and frontage controls, Existence of structure plan, area plan, precinct plan, design guidelines											
Protection from nearby out-of-centre retailing	NO										
Lunn Avenue											
Market Momentum (residential building consents)	537										

Stonefields	
Attributes supporting sustainable town centre intensification	Rating

"Regeneration" Attributes that may indicate investment interventions if deficient

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

Notes

Assessment for the following attributes is currently incomplete: Diversity & Activity, Enabling Planning Framework, Prosperity & Property Values, Publicly-owned Property, Infrastructure Provision.