

# Appendix 10 – Assessment of Other Plans

## 1. Tamaki Regeneration Master Plan

Tāmaki Regeneration Masterplan	Comment
<b>KEY MOVES</b>	
<p><b>1. Celebrating Tāmaki With The Tāmaki Loop</b></p> <p>The planned Tāmaki Loop is a shared pedestrian and cycle route (approximately 11km long) that links Panmure to Glen Innes. It promotes healthy living and is a place for community activities such as the Tāmaki Fun Run and Matariki celebrations. Through co-design with the Maungakiekie-Tamaki Local Board, mana whenua and the wider community, the Tāmaki Loop enables creative expression. It will bring te reo māori and the telling of the traditions and cultural associations valued by mana whenua to the fore through artworks and bi-lingual signage. The Loop will demonstrate Tāmaki tūrangawaewae (place of standing and sense of belonging).</p> <p>So far, the Tāmaki Path forms the first part of the Loop which runs along the estuary from Panmure wharf to Wai O Taiki Nature Reserve. This was completed by the Maungakiekie-Tamaki Local Board in 2019. Timing: to be delivered in sections over the next ten years. The first stage, linking the Tāmaki Path to Glen Innes town centre, will be completed within five years.</p>	<p>The Plan Change area is located adjacent to the northern end of the Tāmaki loop, with direct access to the route via Merton Road. On completion, the route will provide an additional recreational amenity to future occupants and residents, and will act as an alternative mode of transport.</p>
<p><b>2. Unlocking Density</b></p> <p>The Tāmaki Makaurau (Auckland city) housing landscape is changing as it transitions to higher density living. With the population growth in Auckland and shortage of quality homes, we’re responding to the need and helping more whānau into a new, healthy home. The regeneration programme enables us to increase the number of homes in Tāmaki through medium-density neighbourhoods. These are smaller than your average kiwi home, maximising land use. A higher concentration of homes, including apartments, will be focused around our town centres and local shops, transport hubs and bus routes, and close to reserves</p>	<p>The land surrounding the plan change area is zoned THAB, and residential intensification is anticipated under the AUP. It is considered that the plan change proposal will support a transition to higher density living within the surrounding environment for the following reasons:</p> <ul style="list-style-type: none"> <li>• As identified in the Economic Assessment included at Appendix 4 to the section 32 report the proposed Mixed Use zone will provide flexibility in land use activities, and ability to adapt to changing trends in the local market.</li> <li>• As identified in the Economic Memo included at <b>Attachment X</b>, a Mixed Use zoning has the potential to serve as an extension to the Glen Innes</li> </ul>

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	Town Centre as market demand increases over time, without undermining the role and function of the centre itself.
<p><b>4. Meeting Diverse Housing Needs</b></p> <p>Tāmaki needs a variety of housing options so people from all walks of life can live within the area. Consideration will be given to innovation in both design and delivery. That means we will be delivering homes and neighbourhoods that will address cultural responsiveness; affordability; communal living; mixed use; accessibility and adaptive design.</p>	The proposal is to apply a Mixed Use zone to the Plan change area, which will provide flexibility to the range of supported land uses, including residential activities that will contribute to housing choice and variety to meet diverse housing needs.
<p><b>5. Enabling A Modal Shift To Walking, Cycling And Public Transport</b></p> <p>Tāmaki needs sustainable transport choices to promote a healthy lifestyle. Moving away from car dependency and creating transport choices in Tāmaki will:</p> <ul style="list-style-type: none"> <li>• Encourage sustainability by reducing car dependency</li> <li>• Reduce the demand on existing roads in light of population increases</li> <li>• Promote economic equality by offering people high quality, low-cost travel options</li> <li>• Increase development efficiency by reducing the amount of land being used for car parking</li> </ul>	The proposal will enable a range of residential and commercial activities within a location that is highly accessible to public and active modes of transport, including the Glen Innes Train Station and 7.3km of dedicated cycleways planned under the Links to Glen Innes Cycleways project, planned for completion in 2024. For these reasons, it is considered that the proposal will support modal shift to walking, cycling, and public transport within Tāmaki.
<p><b>6. Access To Public Transport</b></p> <p>Improving Tāmaki’s public transport network will give locals faster and more convenient access to bus and rail services, while supporting a shift away from car dependence. This could include increasing the frequency of buses and strategically placed bus stops and creating transport hubs to allow journeys that combine walking, public transport and / or cycling, as well as improving walking and cycling journeys.</p>	Increased residential and commercial activity within the Plan Change area will contribute to supporting increased use of public and active modes.

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<p><b>9. Developing Vibrant Open Spaces</b></p> <p>It is important that open spaces in Tāmaki are well designed and support a range of amenities. This helps meet the increased demand for parks and reserves associated with higher density living. It also involves improvements to existing reserves including potential redistribution of open space.</p>	<p>The Plan Change area is accessible to multiple existing open spaces, as identified in the Clause 23 response letter. It is considered that increased demand for parks and reserves associated with any Mixed Use zoning can be accommodated within these existing open spaces.</p>
<p><b>11. Supporting Local Employment And Social Infrastructure</b></p> <p>We have plans to help revitalise the Glen Innes and Panmure town centres to cater for the diverse community.</p> <p><u>Glen Innes Town Centre</u></p> <p>The key focus areas are:</p> <ul style="list-style-type: none"> <li>• Supporting local entrepreneurs and businesses to thrive</li> <li>• Attracting new business and investment</li> <li>• Improving safety and security at the train station</li> <li>• Better integration of public transport and the town centre</li> <li>• Delivering residential developments on the periphery of the town centre</li> <li>• Improving the public spaces and community facilities</li> <li>• Providing better connections through the town centre and into Maybury Reserve</li> </ul> <p><u>Activity nodes</u></p> <p>Activity nodes are geographic locations that support a range of activities. They have been positioned in relation to key streets or intersections, and future housing density.</p> <p><u>Supporting local shops</u></p> <p>With an increase in density, the market for existing local shops and services will increase, along with the opportunity to improve their offering. We support local shops with marketing, business support programmes and funding.</p> <p><u>Social infrastructure</u></p> <p>Ensuring the appropriate social infrastructure exists to serve the increased population including health facilities, community facilities and early childhood education.</p>	<p>The proposed Mixed Use zone will enable a range of new residential and commercial activities to establish within the Plan Change area. This will enable more people to live within the periphery of the Glen Innes Town Centre and a range of existing social amenities, and increase the market for existing local businesses. The Mixed Use zone will also facilitate and attract the establishment of new business activities that support those activities in the Town Centre zone (refer Economic Memo included at <b>Attachment X</b>). As identified in the Economic Assessment included at Appendix 4 of the section 32 Report, a Mixed Use zone will not undermine the role of the Glen Innes Town Centre or existing businesses within the Centre.</p>

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<p><b>12. Supporting the Health And Wellbeing of the Community</b></p> <p>Creating healthy communities in Tāmaki is fundamental to improving the health and wellbeing of residents. It requires a multi-faceted approach focussed on the health of our homes, neighbourhoods and environment. The focus areas are:</p> <p><u>Healthy Homes</u></p> <ul style="list-style-type: none"> <li>• All new state houses will meet 6 Homestar rating.</li> <li>• Encouraging design that is responsive to the climate and various whānau</li> <li>• Designing buildings that have high quality outdoor amenities for whānau living in a medium density neighbourhood.</li> </ul> <p><u>Healthy Neighbourhoods</u></p> <ul style="list-style-type: none"> <li>• Providing easy access to health facilities.</li> <li>• Promoting safe and convenient transport options, with less car dependency.</li> <li>• A focus on vibrant public open spaces that celebrate recreation opportunities and foster neighbourhood connections.</li> <li>• Supporting both private and state housing whānau experiencing change within their neighbourhood.</li> <li>• Future developments foster good neighbour relationships.</li> <li>• Facilities delivered early on in a project so they're ready to be used by local people.</li> </ul> <p><u>Healthy Environment</u></p> <ul style="list-style-type: none"> <li>• Designing neighbourhoods that respond positively to the surrounding environment.</li> <li>• Supporting initiatives that lead to better environmental outcomes.</li> <li>• Strengthening whānau connections to the whenua and their ancestral history.</li> <li>• Supporting spiritual wellbeing through improved environmental health and ecological sustainability.</li> </ul>	<p>The proposal will contribute to Healthy Neighbourhoods by enabling residential and business activity within a location that is accessible to existing health facilities, public and active modes of transport, and open space and recreational facilities.</p>

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<b>EMPLOYMENT PRECINCT</b>	
<ul style="list-style-type: none"> <li>• The Employment Precinct will play an important part in Tāmaki’s economic regeneration</li> <li>• The precinct falls in two local board areas and zoned for light industrial and business – mixed use, with a number of bordering residential and town centre developments. One of few city-fringe industrial zones in a constrained market</li> <li>• Employs 3,900 workers in 500 businesses, with manufacturing, wholesaling, trades, and services key industry sectors</li> <li>• The Tāmaki regeneration programme will investigate upgrades to civil and telecommunications infrastructure to support businesses to thrive into the future.</li> </ul>	<p>The proposed Mixed Use zone is in keeping with the anticipated outcomes within the Tāmaki Employment Precinct, which is envisaged to include areas zoned for light industrial and Business – Mixed Use. In relation to employment, the proposed zoning will retain the flexibility to accommodate a range of commercial and light industrial activities such as light manufacturing and warehousing and storage. Of note, the Plan Change area is the only industrial land located on the eastern side of the railway corridor, adjacent to other Mixed Use and Residentially zoned sites.</p>
<b>REGENERATION PRIORITIES</b>	
<p>Large scale regeneration programmes are complex and take time, but the benefits can be life changing. We’re guided by our vision for Tāmaki as a place where everyone can flourish in an inclusive, affordable and vibrant community. There are four key priorities for the Tāmaki regeneration programme: Social (supporting Tāmaki whānau to thrive), Economic (helping the local economy to thrive), Placemaking (supporting local cultural identity and sense of belonging) and Housing (building homes and communities).</p>	<p>For the reasons set out above and in the section 32 Report (Section 8), the proposed Plan Change is considered to be consistent with the regeneration priorities and vision for Tāmaki.</p>

## 2. Maungakiekie-Tāmaki Local Board Plan 2020

Maungakiekie-Tamaki Local Board Plan 2020	
<p><u>Outcome Three: Our physical and social infrastructure is future-proofed</u> We have varied green spaces to enjoy and our community facilities are well used. Growth is well planned and enlivens our town centres. We enjoy healthier homes in connected neighbourhoods.</p>	<p>The Plan Change area is located within a location that is accessible to existing social infrastructure, including education and health facilities, community and civic spaces, and natural and open spaces.</p> <p>As demonstrated in the Civil Engineering Report included at Appendix 8 of the section 32 Report, future redevelopment can be serviced by infrastructure. This is because the Plan Change area is an existing urban site, that is currently fully developed to accommodate light industrial activities.</p>
<p><u>Outcome Four: Our transport choices are accessible, sustainable and safe</u> We have easy and accessible transport choices that reduce dependence on cars. We feel safe moving around our area.</p>	<p>The Plan Change area is accessible to a range of existing and planned public and active mode choices, including the Glen Innes train station, bus services along Pilkington Road and from the Glen Innes Town Centre, the Tāmaki Loop, and Linkes to Glen Innes Cycleways.</p>
<p><u>Outcome Six: Our people and businesses prosper economically and socially</u> We can live, work and play locally. We are skilled and our businesses thrive.</p>	<p>The proposal will enable both residential and commercial activities to establish, providing opportunities for the community to live and work locally. The Plan Change area is also accessible to range of open space and recreational amenities.</p>