

Auckland's boom, the pressures facing Southern Auckland

Presentation to the Auckland Council Planning Committee
March 2017



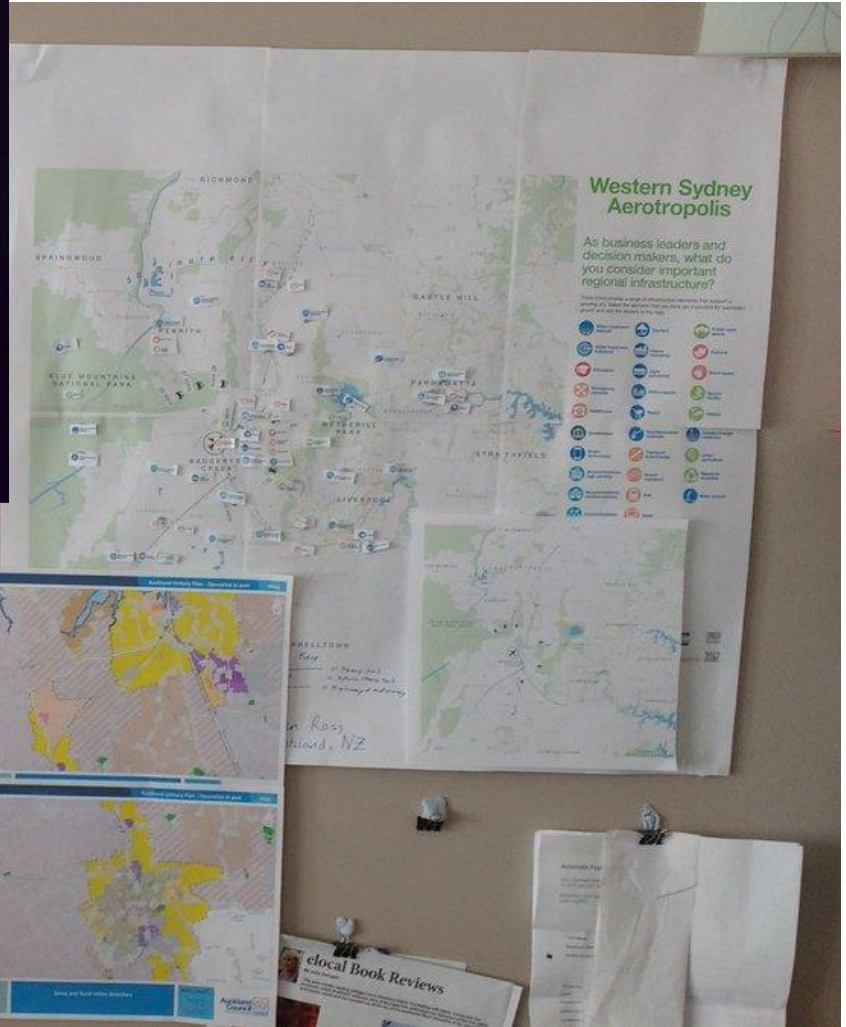
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Urban Geography

- Spatial development of towns/cities
- Variations between cities
- Variations within cities



Hypothesis

As Auckland continues to evolve most of the urban growth in terms of population, commercial and (especially) industrial employment will (outside of the City Centre) occur south of Otahuhu and the Tamaki Estuary (and into the Northern Waikato). The Southdown-Onehunga industrial complex is decamping from the Isthmus to the 'South' as land-use pressures from residential and commercial demand encroaches into the complex. The South also has the most residential, commercial and industrial zoned (Brownfield and Greenfield) land available as a consequence of the Unitary Plan. Auckland is also geographically land constrained by a narrow isthmus (at Otahuhu) causing transport bottlenecks at Otahuhu and Mangere Bridge.

As a consequence of the above will:

1. The Centre of economic and residential population Gravity drift from the City Centre and Isthmus south into Southern Auckland and the Northern Waikato?
2. If so are our planning mechanisms set up for the drift? Whether if so or not how can we reinforce our planning mechanisms to handle the Centre of Gravity drift south?

Southern Auckland is defined as the following Auckland Council Ward areas: Manukau, Howick, Manurewa-Papakura, and Franklin

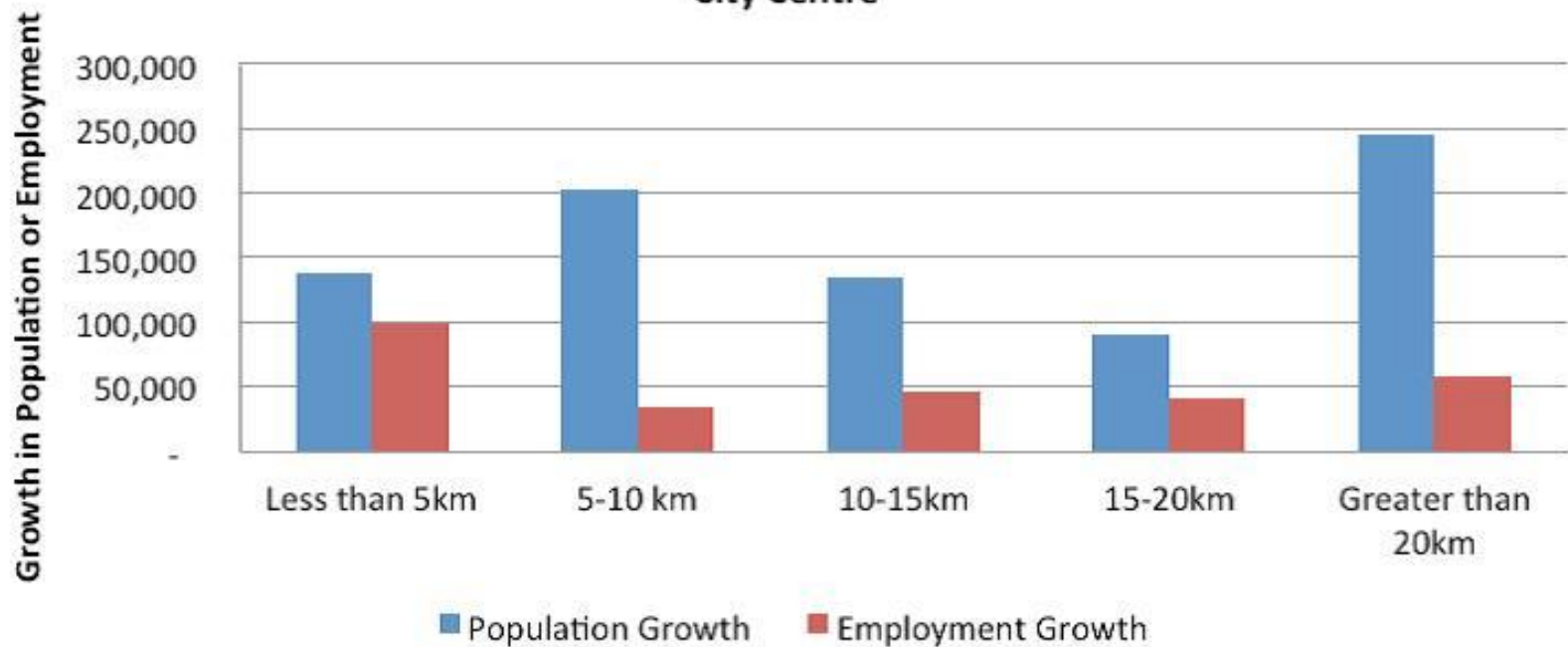
Northern Waikato is defined as: East West along State Highway 20 from Kaimai Ranges to Hamilton City, and out west to Port Waikato

Southern Auckland facing growth pressures

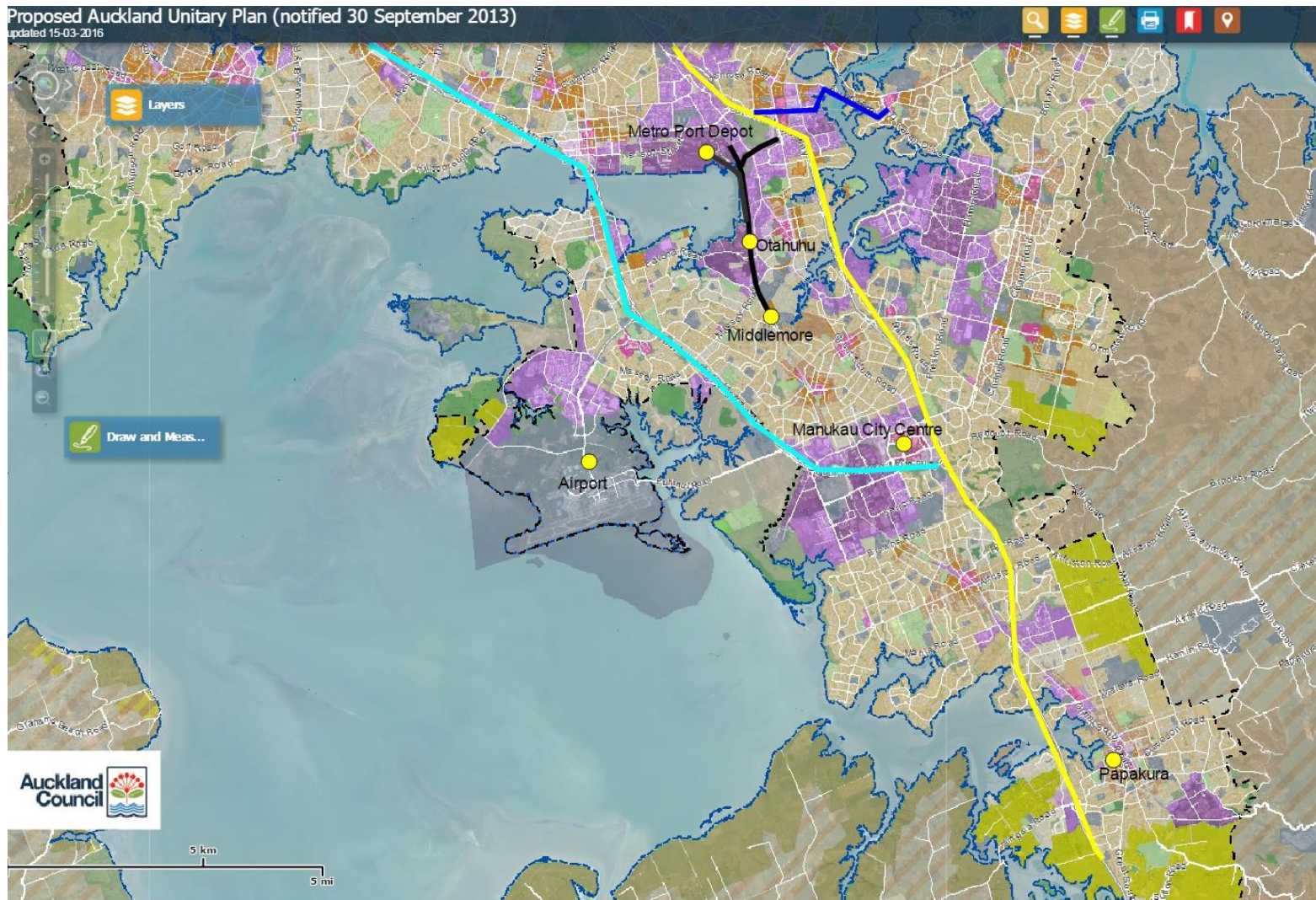
~10 years

- Disconnect between residential and employment development spatial patterns
- Transform Manukau in full flight
- Southern FUZ mostly exhausted
- Transit still lags looking at ATAP (where is connections to the Airport?)
- Industry continues decamping from Onehunga to the south

Projected Increase in Population & Employment 2013-46 by Distance from City Centre



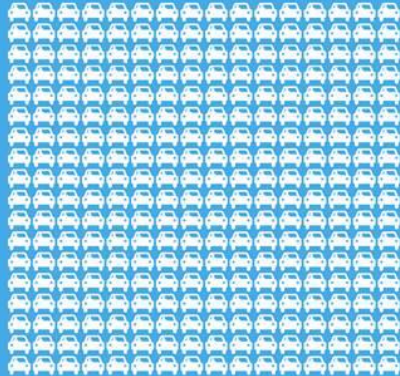
Transport Bottleneck



A full 3 carriage electric train
takes 288 cars off the road.*



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Thank you for using the train and
making Auckland a better place to live.

* Based on average car occupancy of 1.3 people.

For more information visit
AT.govt.nz or phone 09 366 4467
 @AklTransport



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