



7.1 Dwelling Density Targets

Proposed Change 6 to the Auckland Regional Policy Statement was in response to the Local Government (Auckland) Amendment Act which requires the Auckland Regional Policy Statement to give effect to the Auckland Growth Strategy. One of the key concepts of the Auckland Growth Strategy is the compact urban form and integration of land-uses with transport. Auckland's low-density urban form has led to poor relationships between transport and landuse and to inefficient travel patterns. As stated in the Auckland Policy Statement, people have to travel further to get to the services they require and to get to and from work. Not only does this require more travel than a more compact urban form, but it has led to the need for more and higher capacity roads and greater reliance on private vehicles and less effective use of public transport. Sprawl also adversely affected natural resources. One way to change this is to prevent low density urban sprawl.

Change 6 to the Auckland Regional Policy Statement introduces dwelling density targets. Pukekohe is classified as both a high density centre and a future urban area. The dwelling density targets are dependent on the type of public transport service provided (rapid transit, premium bus service or local bus service). Pukekohe as a Town Centre has a target of 30 dwellings per hectare with a premium bus service or 20 dwellings per hectare with a local bus service.

Current dwelling densities in Franklin's towns are low with an average of approximately 5 dwellings per hectare. If Franklin is to accommodate double the current population (108,000) there needs to be a change in the urban form. If the current dwelling densities are maintained, the urban footprint of each town and village would be very large. Increasing the dwelling density ensures a more efficient, compact urban form with the amount of required rural land minimized.

As part of this Strategy, an increased dwelling density target has been set for the largest towns and village. Determination of these dwelling densities was based on what was considered appropriate, achievable and desirable in terms of the community outcomes. The following density chart shows the type of development that is likely for the main towns and villages.

Table 7.1 Proposed level of public transport provision (as appears in Plan Change 6 to the Auckland Regional Policy Statement)

Proposed Level Of Public Transport Provision			
Centre Type	Rapid Transit	Premium Bus Service	Local Bus Service
Sub Regional Centre	<i>Residential Density (Gross)</i>	<i>Residential Density (Gross)</i>	N/A
	60 Dwellings Per Ha.	40 Dwellings Per Ha.	N/A
	<i>Employment Density (Gross)</i>	<i>Employment Density (Gross)</i>	
	300 Employees Per Ha.	200 Employees Per Ha.	
Corridor	<i>Residential Density (Gross)</i>	<i>Residential Density (Gross)</i>	N/A
	40 Dwellings Per Ha.	30 Dwellings Per Ha.	N/A
	<i>Employment Density (Gross)</i>	<i>Employment Density (Gross)</i>	
	200 Employees Per Ha.	150 Employees Per Ha.	
Town Centre	<i>Residential Density (Gross)</i>	<i>Residential Density (Gross)</i>	<i>Residential Density (Gross)</i>
	40 Dwellings Per Ha.	30 Dwellings Per Ha.	20 Dwellings Per Ha.
	<i>Employment Density (Gross)</i>	<i>Employment Density (Gross)</i>	<i>Employment Density (Gross)</i>
	200 Employees Per Ha.	150 Employees Per Ha.	50-100 Employees Per Ha.



7.2 Settlement Definitions

Rural

The term rural is taken to mean all those areas outside the urban boundaries of each settlement. Features of the rural environment include natural vegetation and primary production regimes and the absence or subservience of man-made structures other than those related to primary production. Rural areas are usually not serviced for water, wastewater or stormwater.

Urban

Means the towns and villages. All urban areas are serviced for wastewater. The activities which occur in the urban area are those which serve the needs of the urban population and of the wider rural population. Urban activities include residential, commercial, retail, industrial, and recreational activities, and public buildings, educational and health institutions, places of worship, visitor accommodation involving self-contained units, sports facilities and cemeteries.

Rural Residential

Can be described as low density residential. These sites are usually between 2500m²-2ha. These sites are not usually serviced.

High Density Centres and Corridors

Means specific localities selected for urban intensification due to physical or locational characteristics that include the intensity of existing development, the locality's generation of, or association with, significant transport movements, and the locality's capacity for further growth. These localities include the CBD, sub regional centres, town centres, and corridors earmarked for higher density development.

Sub Regional Centre

Means a prominent urban area which is characterised by a diverse mix of functions including intensive retail, residential, community and business activities. Sub Regional centres are usually of a larger scale and higher density than town centres. They may also contain higher order activities such as major public transport hubs, tertiary level health and education facilities and other significant tourist, and entertainment facilities. Sub Regional centres are usually the geographical 'heart' of a wider urban community. It gives the wider urban area an identity and a significant community focal point. A sub regional centre is generally defined as the area within an 800m radius, or a 10 minutes walk, of its centre.

Town Centre

Means an urban area characterised by a mixture of functions including intensive retail, residential, community and business activities. Town centres give the local area and community much of its identity. Town centres differ from pure retail centres and business parks which tend to be dominated by single use activities. A town centre is generally defined as the area within a 400 - 800m radius, or a 5 to 10 minute walk, of its centre.

Group 1 Business

Group 1 Business Sectors are made up of industries that are land extensive and tend to seek large, relatively cheap sites, with good access to transport infrastructure, and are located away from residential areas. This sector is comprised of manufacturing, transport and storage, construction and wholesale trade activity.

Group 2 Business

Group 2 Business Sectors prefer to be located in or close to town centres, with ready access to consumers and good road and public transport infrastructure. This sector is comprised of retail, cafes and restaurants, finance and insurance, communication services, property and business services, health and education and other similar sectors.

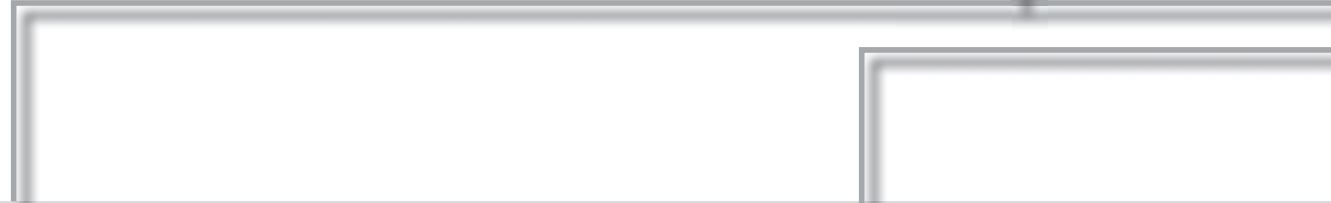


Aerial view Pokeno

Pukekohe Central Residential

Average density: 20 dwellings/hectare

Housing Type	Typical Density (dwellings per hectare)
High Rise Apartments	80+
Mid Rise Apartments	45-80
Mixed Use	20-50
Low Rise Apartments	20-40
Terraced House	20-45
Home Unit	15-25
Townhouse	16-20
Small Lot Suburban House	10-15
Conventional Suburban House	5-12
Low Density Residential (Rural Res)	1-4
Farm Homestead	<1



High Rise Apartments (80+ dwellings/ha)

Characterised by more than seven storeys with a number of units on each floor, each around 100m². They are most common in the CBD. Pedestrian and vehicle access is usually shared with parking provided on a basement level. Outdoor living space is provided by individual balconies for each unit. Some facilities such as a gym or swimming pool may be shared. Ownership is almost always unit title with body corporate management.

Mid Rise Apartments (45-80 dwellings/ha)

These buildings are usually between 4-7 storeys high, with a site area of 150m² per unit or less. Ownership is usually unit title with a body corporate. Pedestrian and vehicle access is usually shared with parking provided on a basement level. Outdoor living space is provided by individual balconies for each unit. Some facilities such as a gym or swimming pool may be shared.

Low Rise Apartments (20-40 dwellings/ha)

These buildings comprise apartments in a single building, no higher than three storeys. Site area is usually between 50m² and 300m³ per unit, with outdoor living area provided by a balcony or patio for each unit. Some facilities such as a gym, swimming pool or underground carparking may be shared. Titles are usually unit title and operated under a body corporate.

Terraced Housing (20-40 dwellings/ha)

Terraced housing refers to attached dwellings sharing side walls. These are often built facing the street or private access ways. Site area is usually between 150m² to 300m² per unit.

Separate off-street parking is usually provided although vehicle access may be shared. Each has a separate courtyard. Two to three storeys high with each unit having more than one storey - units are oriented vertically. Titles can be fee simple or unit title.

Home Unit (15-25 dwellings/ha)

Home units usually comprise 2-5 units attached in a row. They are often oriented perpendicular to the street. The site area per unit ranges between 200m² and 350m². They are often brick and tile, with one or two storeys, and each has an area of garden or lawn. They usually comprise two to three bedrooms. Access is usually shared although parking is provided on site. Titles are usually unit titles but can be cross-leased.

Pukekohe Residential

Average density: 13 dwellings/hectare

Tuakau, Waiuku, Buckland, Patumahoe, Clarks Beach/Waiau Beach, Pokeno, Kingseat

Average density: 10 dwellings/hectare

Rural Residential

Average density: 2-3 dwellings/hectare

Rural

Average density: >1 dwelling/hectare



Town House (15-20 dwellings/ha)

These can be detached or semi detached. Often has own access from the street and with separate small gardens or courtyards. The site area per unit ranges between 200m² and 350m². Off street parking provided in garages. The height is usually two storeys and they are often built in linear fashion following the alignment of the site. Titles can be fee simple, cross lease or unit title.

Small Lot Suburban House (10-15 dwellings/ha)

This comprises a single dwelling on small allotment. Site area per unit is between 300m² and 450m². Commonly occurs on land that was previously vacant or on lots that have been cross-leased or subdivided. Access can be separate or shared. Titles are usually fee simple but can include cross lease and unit title.

Conventional Suburban House (5-12 dwellings/hectare)

These are single sites on larger lot sizes of 450m² to 1,200m². These are detached single houses on a single site. Due to the size of the site, there is always off street parking provided, with a back and/or front yard. Titles are fee simple.

Rural Lifestyle Housing (<1-4 dwellings/hectare)

Comprises a single dwelling in rural areas on a site size of between 2,000m² and 4ha. These are individual houses on single sites in a rural setting. Includes bush living, rural residential, and rural cluster housing. Depending on the size of the site and use, there may be farm buildings such as hay sheds.

Farm Homestead (<1 dwelling per 4 hectares)

Single dwelling on a farm. Closely linked to having a farmed rural lot, generally defined by the property size and its productive purposes. Often has accompanying farm sheds such as hay barns, wool sheds or packing sheds.