



Submission: Auckland's Future Development Strategy 24th July 2023

Rosebank Business Association

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Auckland Council

Attention: Future Development Strategy

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Submission to Auckland's Future Development Strategy

Auckland Council is seeking feedback on Auckland's Future Development Strategy.

Introduction

The Rosebank Business Association (RBA) representing the Rosebank Business Improvement District (BID) welcomes the opportunity to make this Submission to Auckland's Future Development Strategy.

The RBA is a significant industrial Business Improvement District (BID), representing over 600 commercial property owners and businesses within the West Auckland area.

Collectively they employ over 9,000 Auckland residents and ratepayers.

The organisation is located within the Whau Local Board area and is one of the leading commercial and industrial areas within Auckland.

The RBA represents and works with a wide range of businesses comprising a mix of sole traders, Small and Medium Enterprises (SME), through to multi-national organisations representing sectors such as ICT, business services, specialist manufacturing, light-medium warehousing, logistics, retail, and hospitality. In addition, we have key educational institutions bordering our boundary, including Rosebank School, Avondale Intermediate, and Avondale College.

Background

Auckland Council has commented:

That the Future Development Strategy (FDS) sets out the big-picture vision for how and where we should grow over the next 30 years to achieve the best outcomes for Tāmaki Makaurau.

There has been a lot of change recently. The central government introduced legislation for more housing intensification across the city. The effects of climate change are being felt more frequently, as seen by the Auckland Anniversary floods and Cyclone Gabrielle. We also

have a commitment to halve our greenhouse gas emissions by 2030 and reach net zero emissions by 2050. The way we grow and develop should improve the environment, avoid hazards and help address the impacts of climate change.

This changing context means we need to update our strategy for how the city grows in the future. There are many ways cities can grow. We propose that most new housing and business development be in the existing city near town centres, good public transport services and jobs, rather than spread out across the region. Focusing growth in our existing urban areas, rather than more growth on the edges, results in improvements to the environment, the economy, and people's wellbeing.

We would like your feedback on our approach to how and where Auckland should grow and change.

Rosebank Business Association (RBA) Feedback:

(1) Focusing Growth

Denser, more compact cities result in improvements to the environment, the economy and people's wellbeing. Auckland's urban area is made up of neighbourhoods, town centres, and business areas that are interconnected and that support where most Aucklanders live, work, and spend their leisure time. We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

What do you think of our approach to focus most of Auckland's growth in existing urban areas?

The RBA supports this approach as it reduces urban sprawl, optimizing the use of existing infrastructure, which is often more cost-effective than building new facilities. Furthermore, this strategy allocates more greenfield areas for recreational purposes, promoting the wellbeing of the growing population. However, the success of this plan relies on ensuring that the planned intensification is backed by the provision of purpose-built infrastructure necessary to enhance current urban areas adequately. This will enable Aucklanders to live, work, and enjoy leisure activities within their local communities.

(2) Accessible Local Centres:

When people have easy access to workplaces, services, facilities, and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions, and lower household transport costs. We propose focusing housing and business development near local centres where most peoples' daily needs are easy to access by walking, cycling and public transport.

What do you think of our approach to focus development near local centres?

The RBA endorses this approach because it reduces the need for excessive commuting between home, work, and leisure activities. It aligns with climate action targets and fosters a sense of belonging within local communities. However, to achieve the desired outcomes, it is crucial to provide adequate infrastructure that supports alternate travel modes. Additionally, affordable public transport must be available to reduce vehicle mileage travelled effectively. The RBA recommends conducting local campaigns to educate residents and employees about the availability and benefits of alternate modes of transportation, thereby reducing car dependency.

(3) Avoiding Hazards:

As our climate changes, the frequency and severity of hazards such as sea-level rise and coastal erosion will worsen. Where and how we plan for growth and how we adapt to these hazards is increasingly important. We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate. Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

The RBA supports this approach, as recent natural disasters have demonstrated the vulnerability of certain areas in the region. Swift action is necessary to protect communities and prevent businesses and households from enduring severe impacts. The RBA urges prioritizing the assessment of development-enabled vulnerable locations and implementing necessary remedial work to mitigate risks and support adaptive measures in these communities. These assessments should occur before considering future development in areas with significant natural hazard risks.

Resilient Infrastructure:

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology. Nature-based infrastructure, such as rain gardens, swales and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards as well as protect and restore the natural environment. We propose prioritizing investment in infrastructure that is decentralized, nature-based, regenerative and mauri-enhancing.

What do you think of our approach to prioritizing nature-based infrastructure that responds to the impacts of climate change?

The RBA generally agrees with this approach, provided there is adequate investment in day-to-day infrastructure necessary for intensified urban communities. It is essential to maintain traditional infrastructure for clean water, stormwater, wastewater, and roadways, along with alternate mode pathways. Striking a balance between nature-based and conventional infrastructure investment will lead to better outcomes for current and future

communities. The RBA is actively involved in a pilot project focused on food waste, showcasing our proactive stance in this area.

(4) Other Feedback:

Do you have any other feedback on our approach to how and where Auckland should grow and change?

The RBA appreciates the intent to prioritize investment in areas with significant needs, addressing disparities in the region. However, we recommend not dismissing development opportunities, especially for business growth, in other areas where local communities could benefit from such initiatives.

We also welcome the acknowledgement in the Consultation Document Principle 5(c) of the inequities in business land distribution and the commitment to safeguard business sites for long-term needs. Additionally, we acknowledge the statements on page 31 of the same document, recognizing sufficient region-wide plan-enabled business capacity, with potential shortfalls in the short to medium term. The RBA urges the Council to expedite the provision of additional business-zoned land in the medium to long-term plans to mitigate this risk.

Conclusion:

In conclusion, the RBA largely supports the approaches outlined in Auckland's Future Development Strategy. However, we would like to draw attention to the various caveats expressed in this submission. We request the Council to duly consider these points while making future development decisions.

If you have any questions or would like to discuss this further, please feel free to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kim Watts". The signature is fluid and cursive, with the first name "Kim" written in a larger, more prominent script than the last name "Watts".

Kim Watts

Executive Engagement Manager