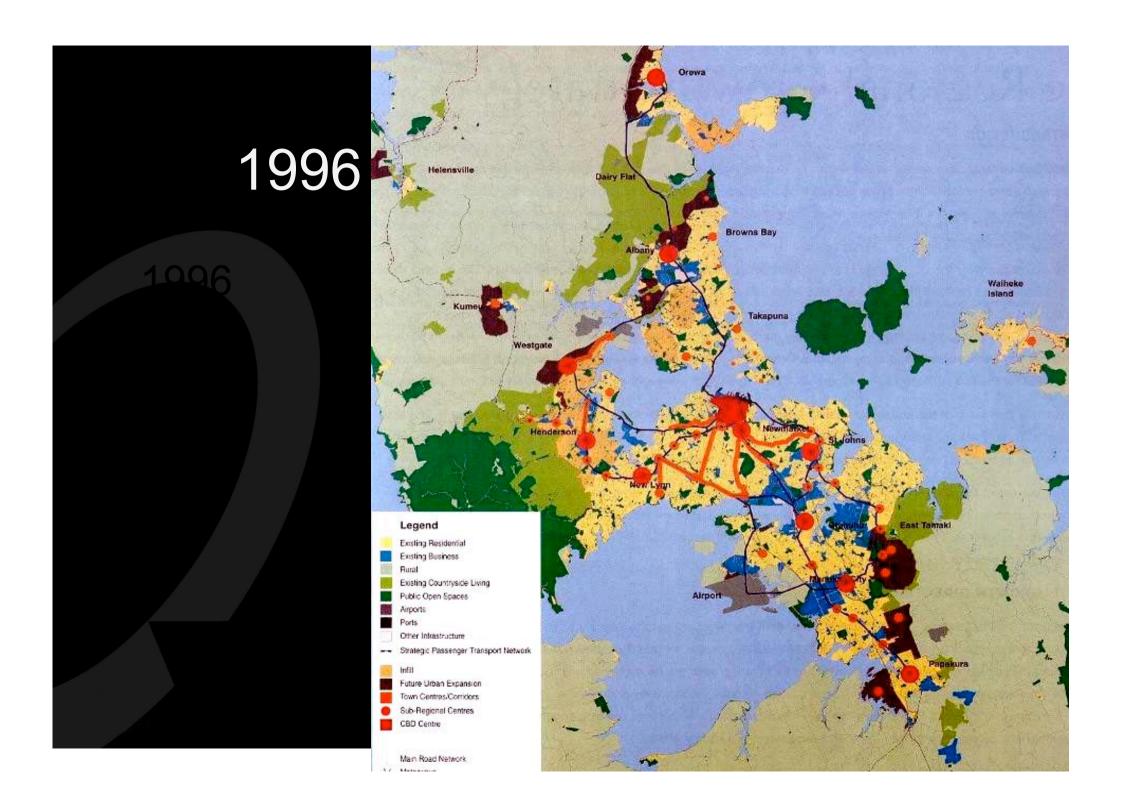
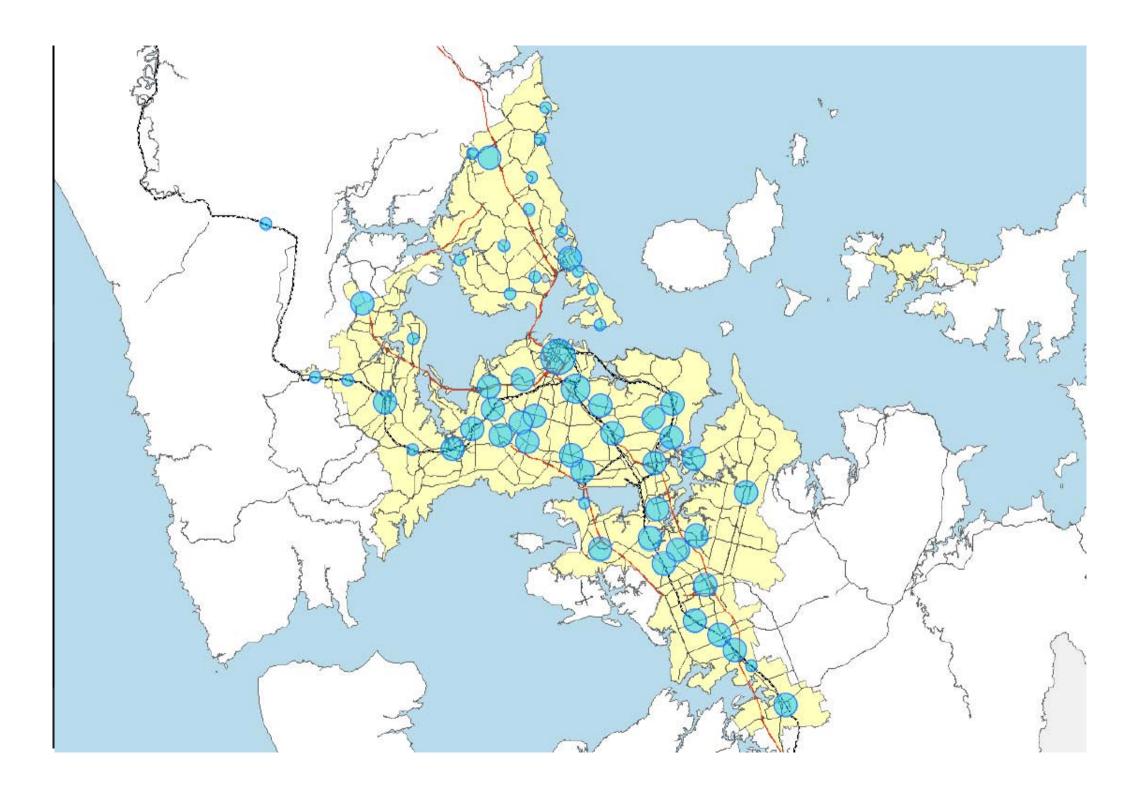
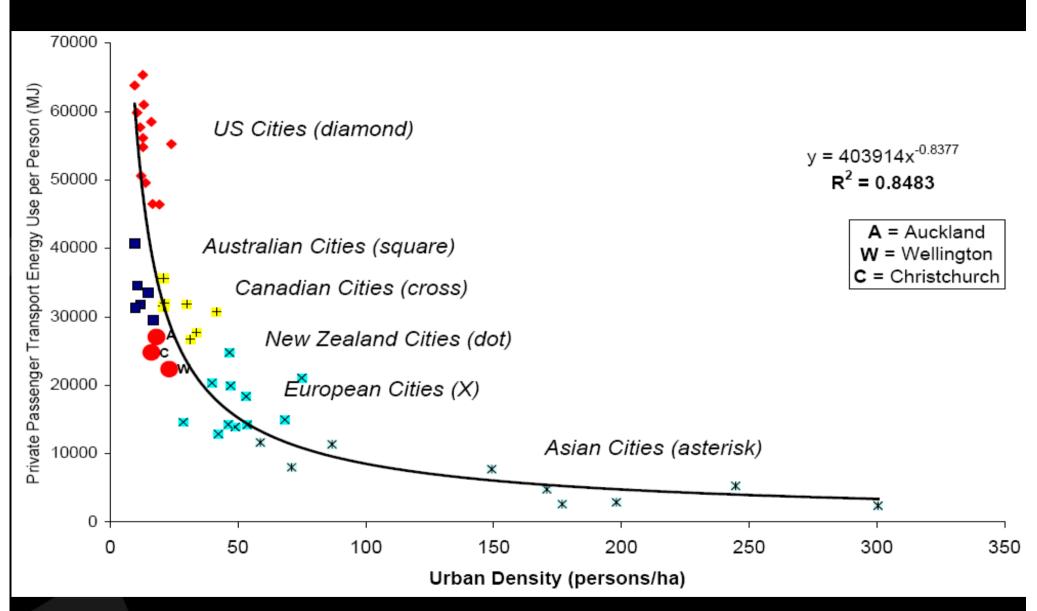


The Role of Centres in a Sustainable Spatial Plan

John Mackay Boffa Miskell Ltd









A **sustainable** urban centre should be:

A high concentration of people, both day and night, within an attractive, walkable mixed-activity area, serviced by excellent public transport

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Why a high concentration?

Because high concentrations of people support effective public transport

Why both day and night?

Because then transport and roads are working efficiently in both directions at rush hours, and some people can walk to work. Also carparking spaces, cafes, shops and services get more efficient complementary use throughout the day and night.

Why attractive and walkable?

Because then people will enjoy living, working and playing there and will happily walk around the centre rather than using a car for short trips.

Why mixed activity?

Because if a centre provides the full-range of services people need then they won't need to use a car to go elsewhere.

Why excellent public transport?

Because then a greater proportion of the residents, workers, students and shoppers will happily do without a car for many or all of their trips















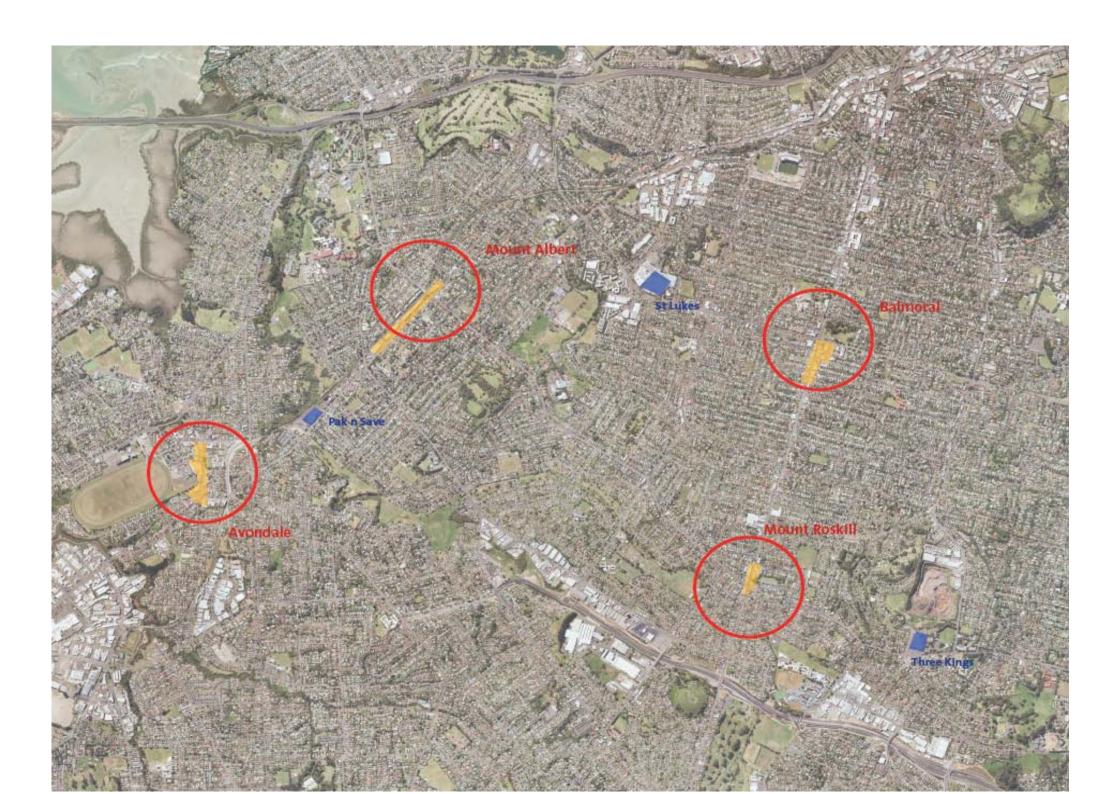
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A Tale of Four Centres

- 1. Mt Albert
- 2. Balmoral
- 3. Mt Roskill
- 4. Avondale

What happened after they lost their supermarkets?

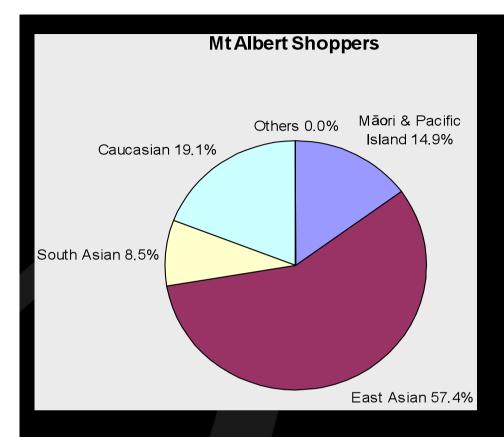




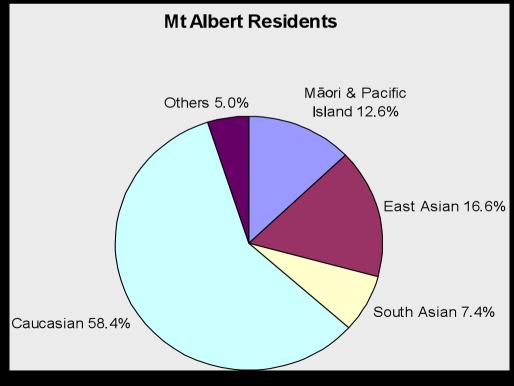




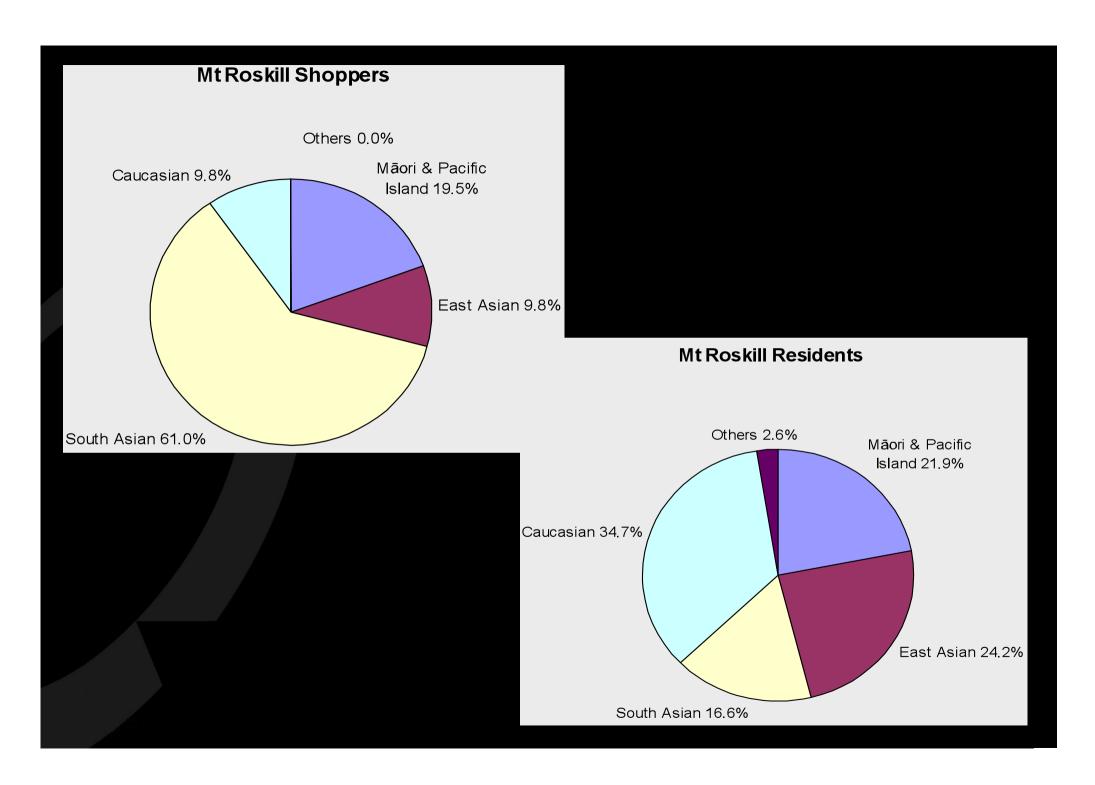










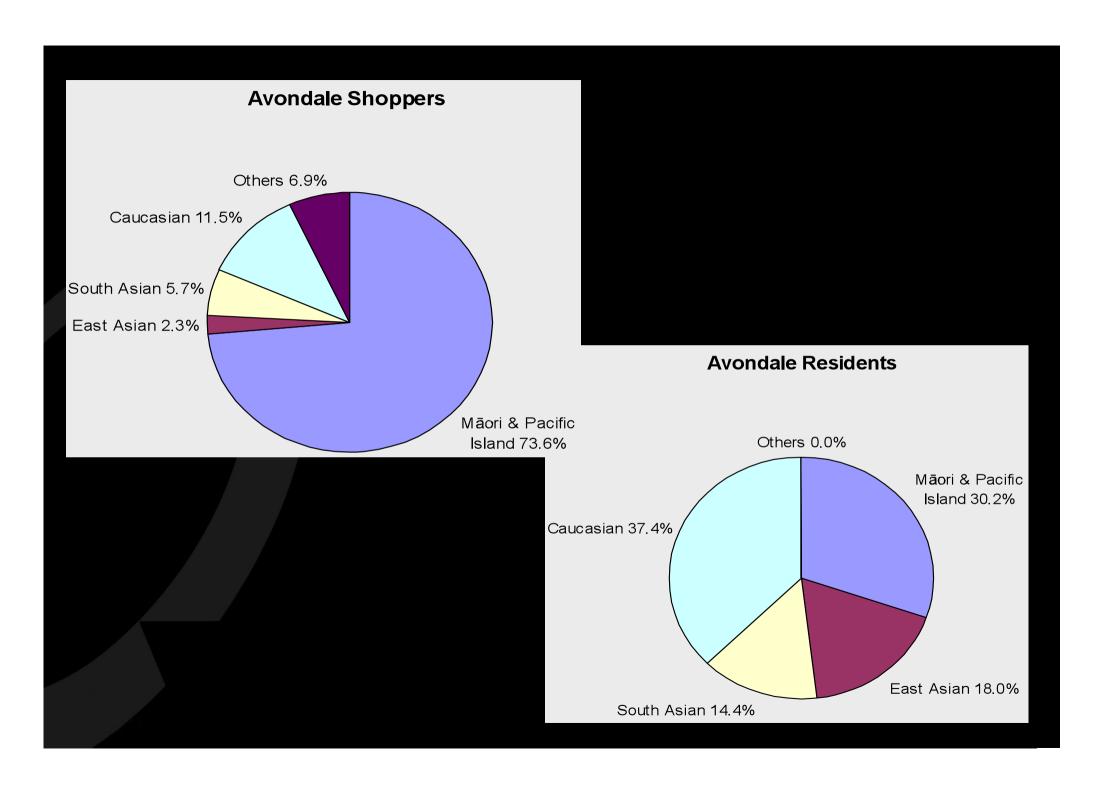








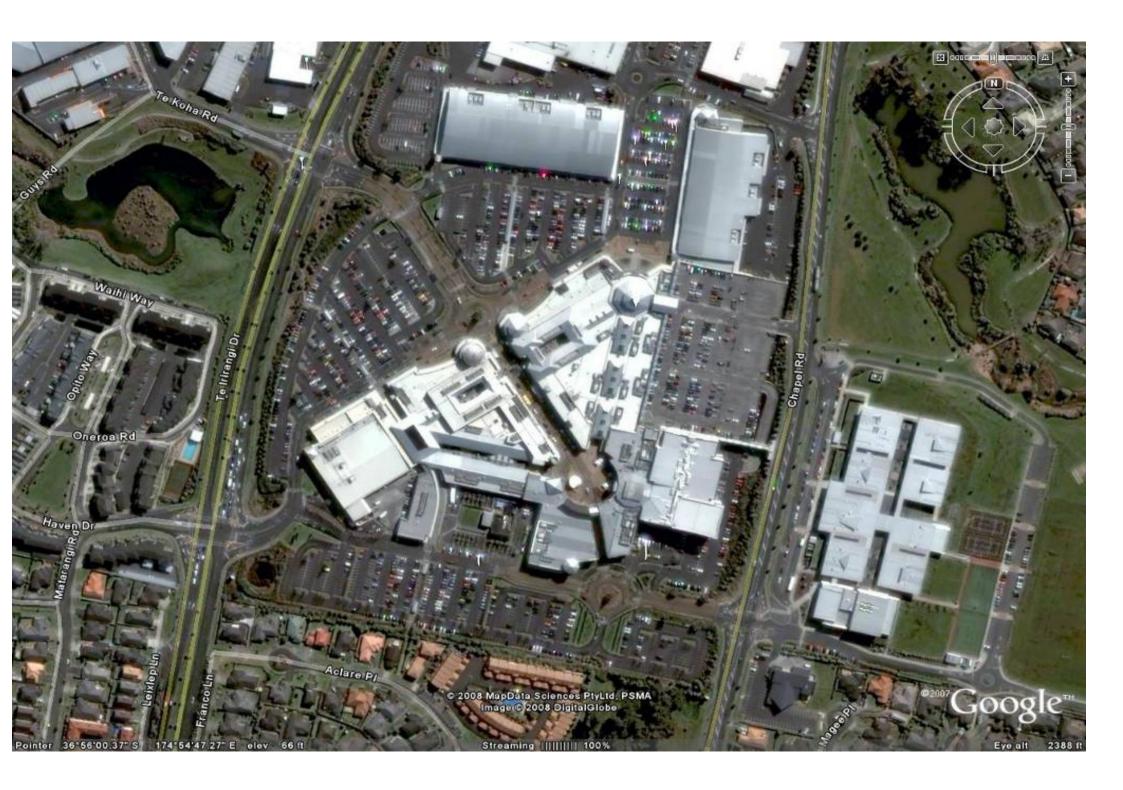




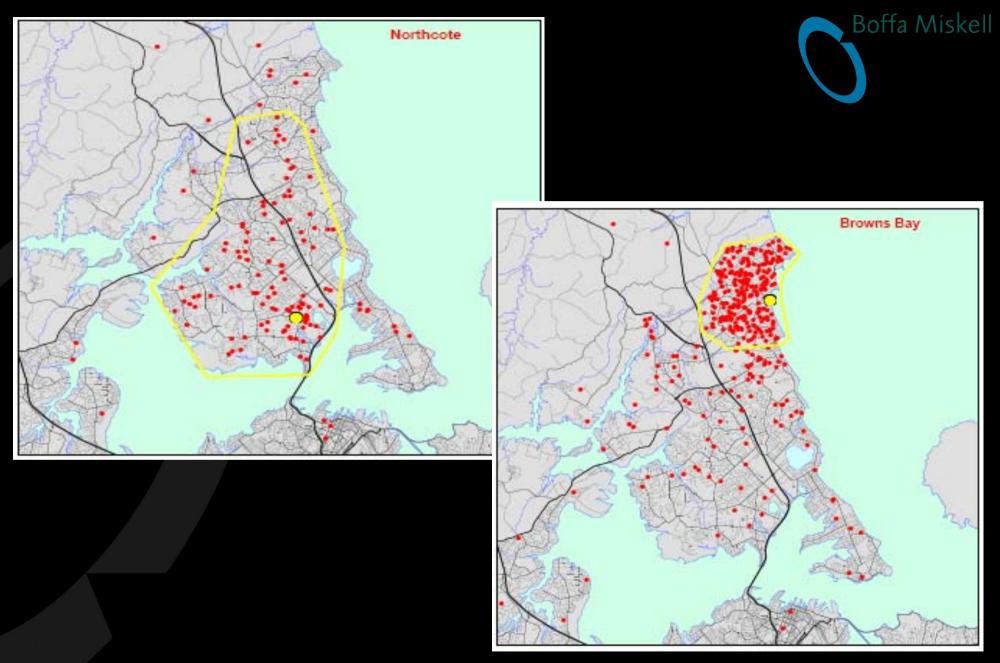












Tim Heath – Property Economics Ltd



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Retail can locate out-of-centre only if it meets most of the following tests:

- The goods on sale are mainly a very infrequent purchase
- Most goods cannot be taken without a vehicle (and are not delivered)
- Retail is subordinate to wholesale or manufacturing
- The business activity requires an exceptionally large footprint that could not reasonably be found in the centre.
- The business requires a specialised type of building.
- The site is in a single tenancy
- The size or nature of the activity does not justify a plan change to create a centre.





















Constellation

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Auckland City Centre - a success story

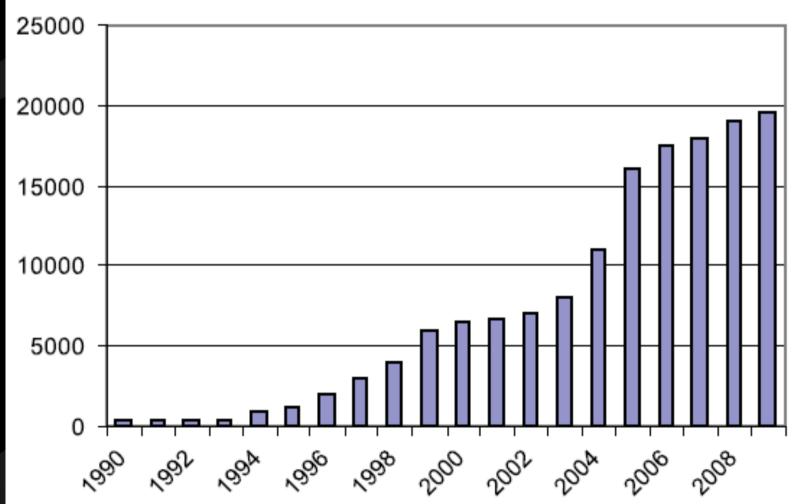
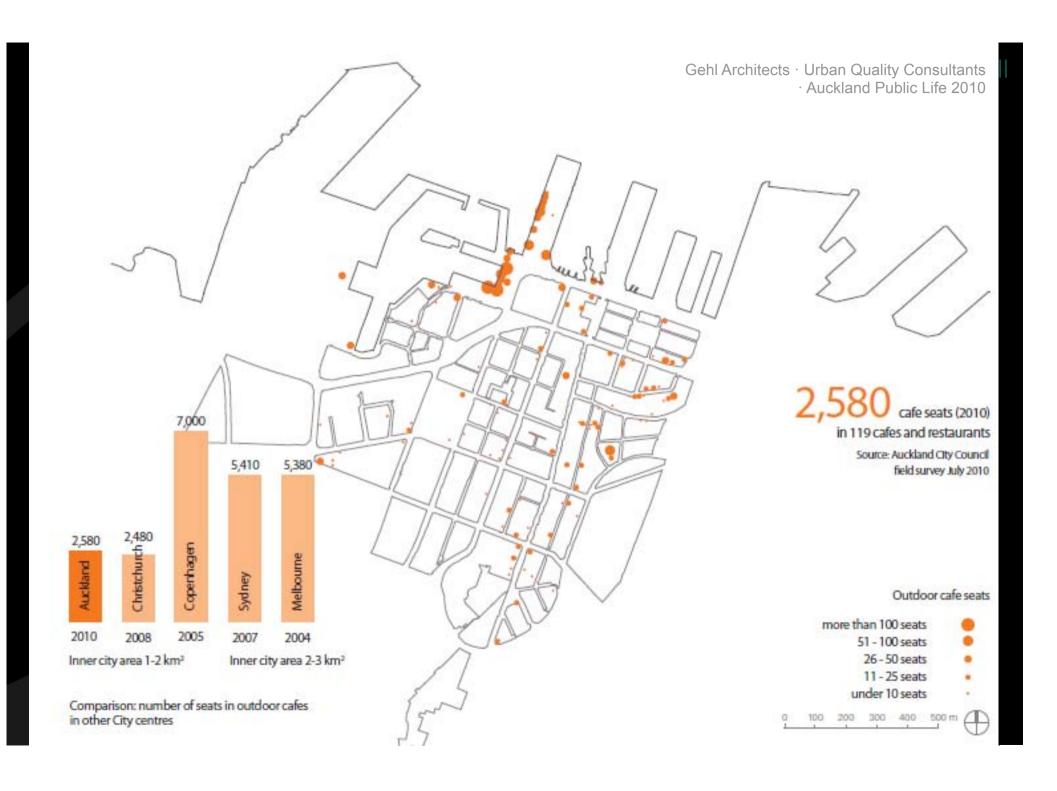
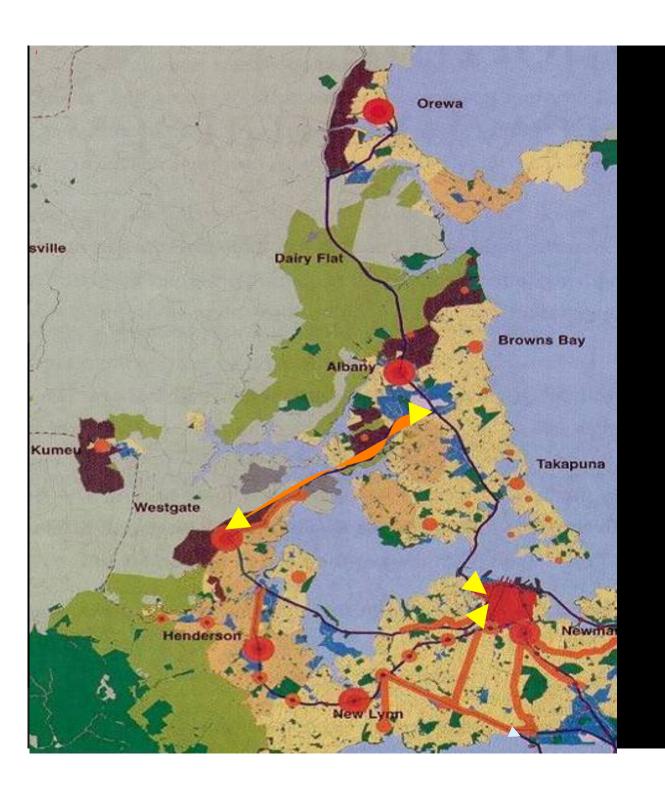


Figure 3. Auckland CBD apartment market inventory growth. Source: Bayleys (2008).







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