

The PROBLEM PART A: A submission on the economic, technological, ecological social & cultural impacts of the Unitary Plan proposed *intensification* policy.

Part B solution 'Baukultur' is on the next page

This submissions asks the questions of how the Unitary Plan addresses the key issues of the economic, technological, ecological, social and cultural changes that will be the result of the intensification policy from 2012 > 2040? These are illustrated below in a diagram format.

In response to the problem a solution is offered to use the 'Baukultur' planning policy approach as detailed in the next page.

How will the economic growth of Auckland be maintained under the Unitary Plan intensification policy if less than 50% of the Auckland resident population is working in 2040?

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The question is how does the Unitary Plan intensification policy deal with the increase Auckland urban population density with the increase in poorer household health status, increase in crime rate and poverty standards that will result with the proportionally higher rates of incidents as the density ratio of the Auckland population increases per square km?

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100x

Auckland Urban Density Household Incident Behaviour Patterns

Crime rate; household independent survey figures	Brown
Poverty Standards; UN guidelines of acceptable living conditions	Red
Health Status; incidents relate to living conditions e.g. bronchitis,	Green

The question is how will the Auckland Council Unitary Plan intensification policy address the dramatic change in the social needs of the different ethnic cultural representation of the Auckland population in 2040 ?

% Increases of Costs & Rates 2012 > 2040

The question is how will Council under the Unitary Plan policy meet Auckland's expenditure needs which will increasingly out strip Council revenue (rates) based on annual average % cost of living index in the next 28 years without major borrowings against the next generation's inheritance?