

SOLUTION PART B. Submission on Auckland Council Unitary Plan. “Baukultur Approach” is the sum of all the cultural, economic, technological, social and ecological aspects influencing the quality of a planning strategy & policy that takes in account those ageing, migration trends, economic, population and housing in **PART A** of this paper. We consider the following planning strategies for action to be of crucial importance for strengthening the economic competitiveness of a different Auckland in 2040 to that of today and as such the implications are for a “Baukultur” urban living environment of user-oriented living conditions. This requires planning solutions that are more creative in thinking of a ‘Baukultur’ urban design development growth strategy based on a Polycentric Economic Green Planning Policy under the guidelines of the European Sustainable Cities Charter.

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10 “Baukultur” Principles for Planning Policy Points 2040	Polycentric Economic Green Principles	Sustainable principles
1. Separate Urban Cultural Focus Centres: 8 separate greenfields city centres of max. 150,000 pop. (total 1.2 million) Possible development sites at Pukekohe, Helensville, Pokeno, Warkworth, Clevedon, Welsford, Kaukapakapa, Riverhead <i>Refer attached map.appendix 1</i>	Each polycentric city has a different economic cluster focus. e.g. IT, Research, new University, Food production, Creative arts-print media, electronics, packaging, retirement & recreation complex, secondary international airport, Kaipara harbour	Building development on Council & private partnership land deals under long term leases. 30yr to 99yr leases. Land is under a stewardship arrangements so respected for future generations.
2. Cycle design usage centres: Concentric circle design cities with a central commercial shopping & entertainment service centres. <i>Refer attached diagram. appendix 2</i>	Mixed single/two/three storey buildings of business, service and retail buildings cluster at a central sector for competitive advantages in attracting clients.	Allows for shared mutual benefits of sustaining clients with the exchange of knowledge and expertise within close proximity.
3. Hub wheel Transport Technical Connections: Transport infrastructure networks based on a wheel hub with a radial separate network of public & commercial roads, bus & tram, walkways & cycle access avenues	Direct access to supplies and customers so as avoiding traffic delays. Avoids cross-over of public, recreation and commercial distribution and communication networks.	Opens up the opportunity for adapting to more sustainable transport means, avoids dependence on one mode of transport to the market place.
4. Integrated social housing estates: Circular housing designed estates of multi-community built housing estates on common shared land density of 20-two story 3-4 bedrm houses per hectare e.g. Earthsong community	Higher density housing within community shared land so property is utilised more effectively as residence space. Separation of public vehicle to shared carparks released roads to more resident housing areas.	Minimum 40% energy renew-able & recycling homes built to a green building code. Reduced water, waste water & power distribution needs with each polycentric city recycling all waste matter and sewage. Autonomous infra-structure serviced cities
5. Community shared land titles: Individuals own the built house structures on Council & community owned land. Land property management zones under community control and responsibility.	More economic efficient use of private & public land space as it is for multi- use for access, recreation, leisure and business.	Develop a community centre minded group as owners share similar values in under taking tasks jointly for the good of all members of the community.
6. Cluster commercially and technology supported economic activity: Complementary purposed built premises for commercial enterprises on initially 10-20 year free term lease land	Physical attachment and activity makes for a competitive drive while allows for coordinated and cooperative opportunities to develop their shared business interests through market penetration.	Shared infra-structure & super structure resources allow for more sustainable economic growth. Inter change of ideas and market information makes for business growth & security.
7. Segregated transport modes: Car parking in regulatory areas outside housing estate common land and retail & service shopping areas	Reduces delays in commercial transport distribution and reduces maintenance road costs and opens up for easier public transport options.	Public transport options become more attractive and less required as workers move to closer their work place option as they become more attractive
8. Green Public Space Access: Nature reserves act as access channels to inter-connect as public access design transport web network across the city to be used as pathways for walking and cycling. These nature reserves channels interconnected to schools, service centres and transport hub rail & bus stations and car parks.	Double use of public reserve land as part of the economic activity providing transport channel options. Better utilisation of public space in a positive manner.	Provides more environmental friendly safer modes of transport, with walking and cycling in reserve areas.
9. Co-ordinated & Spatially Planning Cultural Focus Approach: A well balanced future “Baukultur” living environment ensures an urban designed city valued by the community as it is their city interpreted in their own cultural values.	Develop a ‘creative mind’ approach to living in a city of the future, which places value of a community in a social format to not only share space but ideas also.	“People culturally and socially when coming together in new environments will overlook past prejudices and work in a shared spirit to develop a new community identity”. ‘Small is Beautiful’
10. Green Architectural Environmental design value: New design and preservation of structural and natural heritage to ensure the social & cultural inheritance is maintained and acknowledge in the visual structures built.	This opens up for a challenge to design and build places with community differences, to break the mould with innovative designed buildings that attract people to live and work in these new cities.	Green building design means people live it, and become focus on ensuring a sustainable society is built that meets the climate change problems in a practical and in a meaningful manner.

cc. NZ Planning Institute, NZ Research Society, Coalition 60, Civic Trust Auckland, Ministry of Economic, Trade & Development., Minister for Housing, Minister for Arts & Culture. Minister for the Environment. NOTE: These are my own thoughts & opinions.