

## Developing a new approach

The Northern Area Framework for Growth Management is part of an emerging planning process within the Council.

To date the focus has been on the quality of the public environment (eg the 1994 Urban Design Strategy) and regulating the 'private' environment through managing the effects of development through the District Plan. The NGMF represents a significant shift in the way the Council manages and plans for the city's future. It presents a vision or picture of where and how we wish the northern area to develop. This vision is based on extensive research and consultation and provides the basis for an active dialogue with community and landowners about how that vision will be achieved.

## GLOSSARY

**Brownfield** – a site, usually industrial, that has residue of previous development, which needs to be resolved.

**Greenfield** – a site free from any prior development.

**High density housing** – over 30 dwellings per hectare.

**Infrastructure** – the roads, rail, water, drainage, sewerage and power required for day-to-day functioning of communities.

**Local centre** – a single or small grouping of stores within a five minute walk of the surrounding area.

**Low density housing** – around 10 dwellings per hectare (that is, conventional suburban housing).

**Medium density housing** – around 20 dwellings per hectare (such as a townhouse development).

**Neighbourhood centre** – a moderately sized grouping of retail stores that provides the surrounding neighbourhood its more frequently required convenience goods, usually at a 10–12 minute walking radius of the surrounding neighbourhood.

**Partnership for the North** – a general agreement between the Council, large landowners and private developers, plus the community, that establishes key principles for developing the northern area.

**Town centre** – a major retail or service centre, such as Johnsonville