



Date: Monday, 30 May 2022

**Government's new housing rules:
what it means for Auckland**

Late Submissions

**WRITTEN FEEDBACK Vol. 1
(7861 - 7885)**

Sub Num	Submitter Name	Organisation name	Local Board	Volume
7861	Maurice Parlane	Parlane Family Trust	Not supplied	1
7862	Jill & John McNaughton		Not supplied	1
7863	Brendon Liggett	Kainga Ora	Not supplied	1
7865	Kim Struthers		Not supplied	1
7866	Rhoda Elliott		Not supplied	1
7867	Stacey Harrison		Not supplied	1
7868	Mark Harrison		Not supplied	1
7869	Warwick & Linley Grieve		Not supplied	1
7870	Paul Baragwanath		Not supplied	1
7871	David Macpherson	Briargate Investments Holdings Limited	Not supplied	1
7872	Rodney Williams		Not supplied	1
7873	Mark De Courcy		Not supplied	1
7875	Philip Creagh		Waitematā	1
7876	Rhys Morgan		Not supplied	1
7877	Grant Taylor		Not supplied	1
7878	Diana Fletcher		Maungakiekie-Tām	1
7879	Tania Loveridge	Heart of the City	Not supplied	1
7880	Friends of Le Roys Bush		Not supplied	1
7881	Megan Israel		Not supplied	1
7882	Chimene del la Varis		Henderson-Massey	1
7883	Kay Enright		Not supplied	1
7884	Megan Fitter		Waitākere Ranges	1
7885	Margaret Parker		Not supplied	1

From: Maurice Parlane

Sent: Tuesday, 10 May 2022 12:35 AM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Cc: Councillor Richard Hills

Councillor Chris Darby

Subject: ParlaneFamilyTrust_NPS-UD & MDRS Response(9May2022).pdf

Please find attached a submission from the Parlane Family Trust relating to the consultation on the NPS-UD and MDRS as requested by Auckland Council

Kind regards

Maurice Parlane

9 May 2022

E-mail response to Auckland Councils proposed NPS-UD and MDRS

Thank you for the opportunity to respond to this proposal. The following represents the views of Maurice Parlane, Lee Parlane and the trustees and beneficiaries of the Parlane Family Trust who own the property above and has been prepared by Maurice Parlane on their behalf.

We have lived in Northcote/Northcote Point for approximately 28 years. Our family is not originally from Auckland, but now call this area home. We previously lived in Belle Vue Avenue in a rental property and have owned this current property since 2005. We have recently completed a substantial renovation requiring resource consent and council heritage architect approvals.

Generally we support the move to intensify; however think the process is rushed given the complexity of planning a change of this nature to the existing Unitary Plan.

This is evidenced by the short period given to respond to this “preliminary response”. It has taken Auckland Council many weeks to formulate its initial response; yet ratepayers and stakeholders, who you want to consult have very little time relatively speaking to respond to some aspects of the plan which are quite complex – further we are less familiar with the proposed changes and technical nature of considerations.

Significant progress can be made towards enacting intensification in large parts of Auckland. There will obviously be issues other than special character areas to consider; although this response considers the qualifying matters relating to SCAs in the main given the short time period.

We do appreciate the need for Auckland Council to respond in a timely manner; however the council also needs to consider the details with diligence commensurate to the complexity. Planning for an enacting a change of this magnitude will require careful planning to avoid long-term issues which ultimately detract for the principal purpose of the policy – sustainable intensification.

Auckland Council can show compliance with the intention of the National Policy statement in large areas of the city; however need to progress with more diligence/caution in some situations/areas where identified factors require balancing competing priorities. A “one-size-fits all” approach will be difficult to achieve; yet it is important that rules are established that are balanced and consistent. The current proposal around SCAs does not seem to be workable, not only in our area of interest, Northcote, Point, but in other character areas. The logic appears to be flawed.

Given that SCAs such as Northcote Point are said to account for around 3% of the total available area available for intensification, considerable progress can be made in wider areas while a more nuanced approach is developed allows intensification with appropriate controls or balances where competing priorities exist.

Q1/Q2/Q3 - Intensification inside walkable catchments

Response = **Other**

We generally support intensification around walkable catchments; however the only modifying factors stated are landscape related. Other factors should/could be considered, such as ability of the areas to support that intensification, primary infrastructure, but should include other factors such as ability to support parking safely and coastal erosion/cultural significance considerations or other special character considerations as finally agreed.

Q4/Q5 – Intensification around town and local centres

Response = **Other**

We generally support intensification around these areas; however in smaller centres, such as Highbury (an area we are more familiar with) it some areas which should be protected by SCA do not appear to be covered under qualifying matters. We have not had sufficient time to study this in detail; however note that areas of Mariposa Street (for example) with significant cultural, heritage and character features are proposed as able to be intensified. This is not a logical outcome under the current proposal and we expect this could also be cause for issues in other areas within Auckland for which we are less familiar.

Q6- Qualifying Matters

Response. **We support** the proposal to include identified special character areas as a qualifying matter.

Allowing various qualifying matters such as special character is a wise planning outcome; however SCAs alone should not dictate this or if SCAs are to exist, the nature of this should be more than the built character such as amenity value. The details of the various overlays are complex and given the outcomes for Northcote Point under the proposed plan, we have seen enough to suggest there are anomalies where (for instance) boundaries drawn for the purpose of assessment or the assessment methodology provides an illogical outcome. While we understand the requirement to intensify within current areas such as Northcote Point, the “patchwork” outcome where areas are allowed to intensify between other protected areas is wrong and does not bode well for long-term preservations as this would then reduce the character of the area generally.

Q7- Proposed residential SCAs identified by Auckland Council

Response. **We do not support** the proposal and believe there are **more areas** that should be identified as a qualifying matter.

We appreciate the need to come up with a scheme identify areas and assess objectively; however the process must contain validation against the objectives stated and we do not believe this has been the case as the current methodology focusses largely on blocks of individual houses.

We also appreciate the fact that the system must be workable for all areas of Auckland; therefore factors that may be particular to Northcote Point (as an example) need to be considered separately to this overlay. This suggests a tiered approach might be required where the outcome of the SCA methodology is then subject to a review using an area wide assessment to deal with anomalies that might come about due to the detailed approach. A principle of “peripheral vision” that is fair and equitable is required such that.

- A) Introduction of intensification is gradual – not necessarily in “blocks” within areas such as Northcote Point, distortions have occurred. Cohesiveness is important. There are a number of areas where one side of a small or significant street ends up intensified and the other is not such as:
- Eastern side of Queen Street from Bartley to Duke Street
 - Western side of Clarence Road from Vincent to Rodney Roads
 - Eastern side of Richmond Ave, Southern end from Stafford Road to Bartley Street including the cul-de-sac
- B) Gradual intensification of Northcote Point meeting the intent of intensification would see a gradual reduction of intensification from Onewa Road (close to transport) in a southern direction and not necessarily intensification of an “island” within the narrow peninsula as currently shown for Eastern sides of Queen Street. Western side of Princess Street and Richmond Ave (south of Stafford Road)
- C) Consideration is given to topography when establishing blocks. In the areas listed in “B” above; there is a ridge running along Princess Street and Richmond Ave. Properties that are grouped with others in existing blocks are on the same street level as adjacent properties with different zoning, yet properties in the same “assessment group” are considerably lower. For instance the Eastern side of Richmond Ave is 6-10m above adjacent properties in Alfred Street; yet are grouped with these properties with no practical adjacency implication, yet not with properties often closer (across the road on the same street) where the prospect of 3 story intense housing on one side of the street and SCA on the other is not logical.

In situations where anomalies of the type indicated are apparent, a second assessment could be undertaken at the boundary (for instance including a second assessment (same scoring on a house-by-house basis) where both sides of the street are now assessed. If the outcome changes- some interim control such as requirement for planning intervention could be introduced in the short term. This could serve as a trigger for where more detailed planning could be used to ensure sympathetic design providing flexibility to intensify in a manner that does not detract from these boundary zones.

We are concerned about the focus on individual properties/blocks and while we understand that this proposal will replace or amend the existing Unitary Plan, it fails to consider some of the planning elements underpinning that plan including:

- Historical Context
- Physical and visual qualities
- Built Form
- Architectural values
- Urban structure, including Subdivision, Road pattern, Streetscape and landscape characteristics

The assessment criteria described in the SCA Residential Survey Guide 2021 seems to focus only on ‘Built Form’ and ‘Architectural Values’ and while historical places are identified and perhaps some buffer zone around these properties are identified the historical context or areas is not factored into the assessment. Specifically Schedule 15 of the Unitary Plan states the following in relation to Northcote Point.

- *The overlay area is of significance because it is one of the earliest substantial areas of European settlement and development that occurred on the North Shore in the late 19th and early 20th centuries.*

- *The built fabric includes the houses and clusters of early commercial buildings, street layouts and urban form.*
- *The overlay area also incorporates some commercial buildings located on Queen Street in Northcote Point, which are located in close proximity to the surrounding housing and are considered to be an integral part of the collective special character of the area.*
- *Throughout the area there is a high degree of visual coherence due to the general consistency of subdivision pattern and lot sizes, density and rhythm in the positioning of houses, age and style of housing, as well as the scale, materials and forms generally evident. The combination of these attributes contributes to the visual coherence of the area.*
- *It is one of the three marine suburbs established close to Auckland City.*
- *A wharf at Northcote Point was established in the 1850s, along with the first Northcote Hotel. Early houses, shops and a post office were established close to the wharf, and the earliest church, St John the Baptist, was consecrated in 1860 by Bishop Selwyn.*
- *The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, materials and craftsmanship, urban patterns, landscape, and streetscape qualities.*

The assessment criteria proposed by Auckland Council are;

- Scale
- Relationship to street (including boundary treatment and setback)
- Period of development
- Typology
- Architectural Style
- Physical integrity

We are concerned over the application of the scoring, in particular ;

- Relationship to street; for example.
 - Our property scored as “detracting” in this category, yet our recent renovation involved significant cost and effort to meet resource consent and heritage planning requirements. We assume this would reflect that the site must have been viewed while under construction (it is not known) at the time of assessment . There are numerous houses in this state). Our property is on its original “bungalow” design and is approaching 100 yrs old (in 2024), yet 11 Richmond Ave would have been under construction at the same time and is a similar property style, yet scored neutral and 7 Richmond Avenue is also neutral. All three of these properties have required heritage design input with considerable effort to preserve character in their various recent renovations.
 - A property might be scored low because it has a tall hedgerow, fence or similar feature along the front boundary for privacy and could not be viewed in its entirety. Such features are typical of Richmond Ave at least and would disadvantage the intention of the scoring to preserve character.
- Physical integrity, for example.
 - It appears that if a property is in need of maintenance. it would score poorly. This makes no allowance for the potential for the property to be renovated in the future and make a greater contribution to the character of the area. A number of nearby properties on Queen Street are in this category and we expect were scored low – perhaps contributing to the situation where parts of that street are classified as suitable for intensification.

- Northcote Point has experienced considerable activity with renovation, with the character of the area being continually being restored and enhanced through renovations – our home is case and point. In many cases these renovations involve the removal of previous unsympathetic features, significantly restoring the property to its original status.

These scoring observations do not suggest allowance for these aspects or potential ins some cases and would suggest a conservative score is possible in some areas. Work which is underway could be established through review of resource consents and it would be wise to ensure planning provisions exist to ensure properties with potential to be renovated do count towards SCAs and/or have additional planning controls to maintain the integrity of marginal blocks where cohesiveness would otherwise seem sensible.

While any scheme to assess SCAs should be consistently applied, there should be provisions that allow to consider particular aspects of an area as a whole where this appears logical and to ensure compatible intensification. For instance in the case of Northcote Point, this area is of a narrow peninsula form which means it is a spatially well-defined and coherent area. Inclusion of a narrow band (perhaps two sections deep) of intensified housing in the middle of an otherwise character area detracts from the overall cohesiveness with little benefit to be gained to overall intensification objectives for Auckland and to Auckland Council's desire to retain some historic and special character areas within the scope of the revised plan.

Q8- Proposed business SCAs identified by Auckland Council

Response. **Other.**

We have not had sufficient time to examine the impact of the proposal in detail. We generally support intensification, but have concerns that expansion in the zoning of business areas and the lack of planning controls for sympathetic or character design may be impacting areas such as Mariposa street, an area with some properties with some considerable significance. We think this area is likely to require some further detailed planning intervention to ensure sympathetic design providing flexibility to intensify in a manner that does not detract from boundary zones.

Q9- Proposed infrastructure constraints

Response. **We support** Auckland Council's proposal to include area in Auckland with long-term significant infrastructure constraints as a qualifying matter.

In addition to water and wastewater, and transport infrastructure, the impact of parking must be considered as much of the existing parking in smaller streets of existing SCAs provides limited parking. There are areas worse the Northcote Point (e.g Ponsonby) where this is already an issue, but withing the local area, there are some areas that are particularly problematic already.

In the evenings and weekend it can be difficult to find parking along the southern end of Queen Street as residents cars and the cycle way have reduced capacity. Additionally Bartley Street and Rodney and Vincent Roads become full (with angled parking already) to service the busy bars, restaurants, cafés an theatre. Any consideration to intensification should include parking assessments in areas such as Northcote Point where there is limited space and competing demand.

NOTE: This area was not well researched for the proposed Sky-Path as the surveys conducted at non-peak times and since this time increased business activity has made the issue worse. Parking in and around Richmond Ave adjacent to Bartley Street often results in the road becoming blocked or restricted for access – not only during the weekends but in some evenings. There have been numerous accidents and incidents in the area as a result of over-crowding or reduced vision due to

congestion. It is likely other SCAs experience similar demands and may require controls via lessened intensification or requirements for off-street parking.

Q10- Other Qualifying Matters

Response. **No support requested.**

The opportunity exists to utilise this provision for additional qualifying matters as a means to develop mitigating controls – for instance in buffer zones, or to manage congestion where SCAs or infrastructure do not present a cohesive solution to the planning requirements.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'M. Parlane', with a long horizontal flourish extending to the right.

Maurice Parlane
on behalf of the Parlane Family Trust

From: Jill and John McNaughton
Sent: Tuesday, 10 May 2022 1:37 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: FW: Unitary plan proposal for the Devonport & Narrow Neck area - 0624

To whom it may concern,

Please see the attached letter and photos as a submission to the proposal of the unitary plan.

I thank you for taking the time to read through and consider the reason for this submission.

Jill McNaughton

To whom it may concern,

In response to Auckland Council's preliminary response to NPS-UD and MDRS I would like to submit information that, I believe, qualifies our house 20 Grove Rd, Narrow Neck, as an exemption - a qualifying matter - allowing limiting building heights or density requirements where intensification may not be suitable, in our situation due to an area of historic significance.

Our house, 20 Grove Rd, sits as one of the first houses built on Grove Rd. The following pages contains historic material, written and photos, outlining the historic heritage of the land and dwellings.

We have presented, to the Devonport Museum, original photographs and a book written by the Wilding family relaying the history of the family and the heritage significance of their Grove Rd home, which the family had built in 1903. Interestingly when we came to update the kitchen area and other changes, there were no plans of the house and property on file at the then North Shore Council. We were told that many of the older files seem to have been mislaid. Our house had not had any work done on it that would have needed council permission, prior to our 2008 so plans of the original dating 1903 (some 105 years later) could easily have been mislaid or misplaced.

The following photo shows some of the original houses of Grove Road and the surrounding area.



Our house:

20 Grove Rd,
Narrow Neck

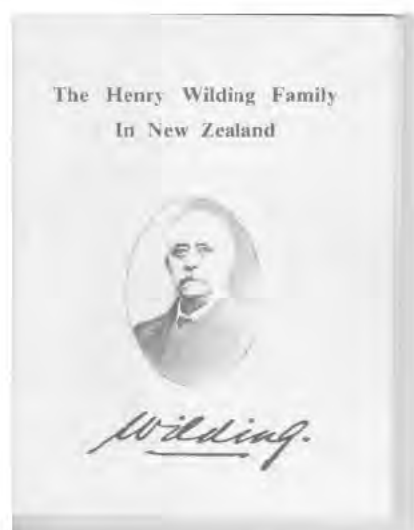
An excerpt from the family book explains the original history of 20 Grove Road, named 'Whare Koa'

'They bought (in 1903) a steep, south facing, bush covered acre of land in Grove Rd, Devonport. The house, built on the highest part of the section, faced South and over-looked wasteland, which became, for a while, a croquet green and later, Wairoa Road. Beyond became a race-course which is now Alison Park (now Waitemata Golf Course) and it's golf links. It was a large and comfortable, if cold, house and there were, backing against the north fence, outside buildings called 'the whares'. A tennis court was built on the flattest of the property and the garden was decorated with an imitation Indian temple, called "the Pagoda", bought at the Christchurch International Exhibition of 1906-1907.' Pg 33 & 34

Old photos of 20 Grove Rd, taken approximately 1910-1920



2 of daughters of the Wilding family



Do you remember the gas lights with mantles, the candles in the bedrooms? Electricity was installed just before "the girls" left in 1937. And ants, ants, and more ants! The jam jars had to sit in dishes of water,



"Whare Koa", 20 Grove Road, Devonport

and the outside safe stood with each leg in a tin of water! There was a gas stove in the kitchen and a coal range which was lighted only occasionally. This was evidently quite an event. Doreen remembers her father chortling with glee as her mother read out a letter from Ethel who wrote, "Today I got up the stove", and the picture that conjured up!

Do you remember the wonderful monsters revealed under the microscope? An aunt would take us down to the ditch at the bottom of Grove Road and collect a jar of water, a drop of which we would mount on a slide and examine carefully, finding a fascinating world of strange creatures. There were also pre-mounted slides of ordinary things like parts of a fly which became objects of awe when magnified. Then there was that beautiful lavatory, with enough coloured pictures, cartoons and reading matter glued on the walls to last through plenty of dish-washings. And do you remember the crunchy sound, and the sharp feel, and the smell of the tarred scoria and shell of the paths and back yard?

And Nana, frail and vague after her stroke, standing in the winter sun

Current photos of our house 20 Grove Rd



Note: The house and the 2 whares that were mentioned in the excerpt from the book still remain, the whares dating pre 1900 and the house built 1903



Our neighbours historic homes #18 & 16 Grove Road

It is only our side of Grove Rd , only about 10 dwellings, virtually the only area in all of 'old' Devonport (the area south of Seabreeze Rd) that has been zoned as as 'Residential - Mixed Housing Urban Zone / Special Character Areas Overlay - Not a Qualifying Matter'. The homes at 16,18 and 20 Grove Rd are fully restored turn of the century villas. The Palm Grove Rest Home at 8 Grove Rd is a large historic building over 100 years old.

There are plenty of other areas in Devonport that do not have this density of restored historic buildings so I am not sure why are this side of Grove Road has been singled out, visually and officially this is part of the historic Devonport.

Please take careful consideration to zoning this small part as **Two-Storey Single Dwelling Residential Area as the surrounding areas with Special Character Areas Overlay and Height Sensitive Area due to the historic nature of the houses and area.**

Thank you for your consideration
Jill McNaughton

From: Brendon Liggett
Sent: Tuesday, 10 May 2022 4:54 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Kainga Ora feedback on Auckland Council's preliminary response to intensification

Kia ora,

Thank you for giving Kāinga Ora – Homes and Communities (Kāinga Ora) an opportunity to submit feedback on the Auckland Council's preliminary response for intensification addressing the NPS UD and the recent amendments to the RMA.

Please find attached Kāinga Ora's feedback which is high-level in nature and is intended to provide Council with an overview and indication of Kāinga Ora's position prior to the notification of changes to the Auckland Unitary Plan.

Kāinga Ora would welcome an opportunity to discuss this feedback with the Council in further detail at its earliest convenience.

Please confirm receipt of the attached.

If you have any questions, please do not hesitate to contact us.

Regards



Brendon Liggett

Manager - Development Planning
National Planning
Urban Planning and Design

Mobile: 021 487 295
Email: brendon.liggett@kaingaora.govt.nz

Freephone: 0800 801 601 | Mainline: (04) 439 3052 | Kāinga Ora - Homes and Communities
PO BOX 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

Attn: Senior Policy Planner

Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

Feedback sent via email: unitaryplan@aucklandcouncil.govt.nz

**FEEDBACK ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO THE
NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT AND RESOURCE
MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS)
AMENDMENT ACT**

Introduction

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) at the address for service set out below provides the following feedback on Auckland Council’s (“**Council**”) Preliminary Response to the National Policy Statement – Urban Development (“**NPS-UD**”) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (the Housing Supply Act), also known as the Medium Density Residential Standards (“**MDRS**”).

Feedback

General position

1. Kāinga Ora supports the implementation of the intensification provisions of the NPS-UD and the MDRS, and ensuring planning decisions contribute to achieving well-functioning urban environments. The Kāinga Ora position on implementation the NPS-UD adopts a housing sector / urban system wide approach, inclusive of outcomes for the Kāinga Ora portfolio and programmes.
2. Kāinga Ora generally supports the intent of Council’s Preliminary Response in response to giving effect to the NPS-UD and the MDRS.

3. Notwithstanding this, amendments are suggested by Kāinga Ora that are intended to help clarify and support the intent by Council in giving effect to national direction, and in particular, Policy 3 of the NPS-UD.

Regional Policy Statement

4. Amendments to the RPS will be necessary to give effect to the NPS-UD and MDRS. It is noted that Council have not issued any consultation material on this matter. Kāinga Ora would like to workshop this matter with Auckland Council.

Medium Density Residential Standards (MDRS)

5. Kāinga Ora supports the Council enabling residential intensification with a commensurate increase in urban built form in accordance with the NPS-UD and the MDRS.
6. Generally, Kāinga Ora are pleased to see the widespread adoption of the MDRS across much of Auckland through the utilisation of the existing Mixed Housing Urban zone.
7. However, Kāinga Ora seek clarification as to why Helensville has been excluded from the MDRS. Helensville, Parakai and Helensville Rural combined exceed 5000 in population, clarification on how the population has been measured is sought. It is noted that Waiuku, Warkworth, and Pukekohe have been upzoned as per the MDRS. Council should reconsider all similar areas to ensure consistency.
8. It is understood that Council intend to implement the MDRS standards either unchanged or largely unchanged, this is supported by Kāinga Ora however amendments to make provisions more lenient may also be appropriate where greater intensity outcomes are sought.
9. Kāinga Ora also consider that Council should implement the national planning standards, and in particular zone names. The THAB zone for example is not consistent with what a typical high density residential zone seeks to achieve nor are the proposed names for how Council wish to downzone the MDRS to equivalents of the Single Housing and Mixed Housing Suburban zones. This should be clarified.

Walkable catchments

10. The NPS-UD requires Council to enable buildings of at least six storeys within 'walkable catchments', these being walkable distances from rapid transit stops, the city centre and the 10 metropolitan centres. Kāinga Ora support this as a baseline approach but will advocate for increased heights where appropriate.
11. Kāinga Ora supports the approach of using direct routes to measure walkable distances rather than 'as the crows flies' but has not yet fully assessed how each catchment has been applied and whether location specific factors such as steep streets, motorways, lack of supporting infrastructure such as pedestrian crossings have been applied appropriately.
12. A walkable catchment of 1200m from the City Centre is proposed. Kāinga Ora consider that this should be extended to 2000m given these areas are highly desirable with good access to services and amenities.
13. Kāinga Ora also consider that a distance of 1200m should be proposed for walkable catchments around Metropolitan Centres and Rapid Transit rather than 800m as is currently proposed.
14. Kāinga Ora consider that all train stations should be included as part of the RTN. This includes the Penrose to Onehunga branch of the rail network. Kāinga Ora also consider that the Pakuranga to Botany section of the Eastern Busway should be included, approximate locations around the bus stations could be made.
15. The NPS-UD provides an interpretation of what is rapid transit and states:
'Rapid transit service means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic'
16. Kāinga Ora also consider that the Rapid Transit Network considered by Council is too limited and does not take into consideration other services within Auckland that provide a frequent service (Frequent Transit Network - minimum 15 min frequency 7am – 7pm seven days a week, approximately 30 routes, utilising bus priority or bus lanes¹). The

¹ [New public transport network \(at.govt.nz\)](https://www.govt.nz/publications/new-public-transport-network/)

NPS-UD interpretation of 'Rapid Transit' does not require that rapid transit routes be fully separated from other traffic, just that they are largely separated. We consider that many bus lanes on arterial routes within Auckland would meet this criteria.

17. In particular, key bus routes along arterial roads such as (but not limited to) Dominion Road, Sandringham Road, New North Road, Mt Eden Roads should be investigated for inclusion given the large number of people they serve frequently every day on direct routes to the City Centre that are largely separated via bus lanes (particularly during peak times of the day).
18. It is noted that Plan Changes 48, 49 and 50 for Drury have been recently approved post the release of the draft information. There will be three train stations in Drury and private plan change processes are underway to rezone the land from Future Urban. Council's submission on some of these plan changes advocated a walkable catchment from the stations as well as applying 6-storey building heights for those residential developments within in. As such, these areas should have catchments and higher intensity zoning applied to them.
19. Comments are provided below with regards to the application of the THAB zone to residential areas around other centres.

Terraced Housing and Apartment Buildings zone (THAB)

20. Kāinga Ora support that the height limit in the THAB zone being increased to six or more storeys in walkable catchments as a minimum. Kāinga Ora also consider that increased heights above six stories will be appropriate in a number of locations, particularly in close proximity to centres and services, and that this should be explored for incorporation into the THAB zone.
21. Kāinga Ora further considers that all THAB zoned land should enable six storeys at a minimum, including those outside current walkable catchments such as Wesley. Given how little land is zoned THAB outside walkable catchments, it seems appropriate to treat all THAB zoned land the same with a six storey minimum height limit applied². This will

² It is noted that at the Auckland Council briefing session on 2nd May that officers stated that the reason why these areas have remained at 5 storeys is to provide landowners certainty that these areas will not be 'downzoned' to the MDRS standards.

provide a planning framework that is simpler for plan users while also providing for appropriate increased densities in these areas.

22. Kāinga Ora are particularly interested in the provisions of the THAB zone and how Council will seek to avoid the higher intensity THAB zone outcomes being undermined by the MDRS which enable a lower height of 11m as a permitted development standard. The THAB zone does not currently have a permitted baseline for dwellings, Kāinga Ora consider that Council need to sufficiently encourage/incentive increased scales of development within the zone to achieve outcomes consistent with the zone purpose.
23. Kāinga Ora note that Council has advised that its investigations into THAB provisions are continuing based on an outcomes approach. Kāinga Ora would like to specifically make comments on the following:
 - a. Increasing the height limit from five to six storeys – this is supported as a minimum but as noted above Kāinga Ora consider all THAB zone land should be six storeys minimum and that some THAB areas are worthy of increased heights.
 - b. Considering changes to the height in relation to boundary standards to allow for taller buildings to be located closer to boundaries – this is supported³. However, Kāinga Ora question whether height in relation to boundary rules would be better removed completely, or removed within the first 20m of a site, with complementing matters of standards/discretion/assessment criteria to manage effects. It is unclear how Council would deal with height in relation to boundary standards for THAB zones proposed to remain at 5 storeys (outside walkable catchments, noting that Kāinga Ora do not support this generally).
 - c. For front sites, encourage buildings to face the street and have less building bulk at the rear of sites – this is supported from a general perspective but Kāinga Ora would like to see further detail on this matter.
 - d. Encourage outlook to be located over the street rather than side boundaries – this is supported from a general perspective but should be investigated alongside with the

³ Item 11 on the 31/03/2022 agenda of Auckland Council's Planning Committee noted the following was being considered:

Relaxing the height in relation to boundary standards:

- within 21.5m of the street frontage, applying a height in relation to boundary standard of 19m + 60 degrees to side and rear boundaries
- beyond 21.5m of the street frontage, or on rear sites, applying a height in relation to boundary standard of 8m + 60 degrees to side and rear boundaries

removal of side yards (and therefore any side wall windows) and should be balanced against solar access and south facing glazing.

- e. Control via standards the effects of taller buildings on sites that have much smaller buildings adjacent to them, such as lower intensity zones and buildings located next to open spaces – Kāinga Ora generally disagree but will be considering these matters further.
- f. Retaining the front yard setback (1.5m) and side yard setback (1m) in the THAB zone – as discussed above, to encourage the bulk of buildings to front the street and maximise development potential the side yard rule should be investigated for removal. Front yard setbacks should also be permitted to either decrease or be removed completely depending on the adjacent footpath, wide footpath areas provide the amenity that is sought by this rule.
- g. Requiring building setbacks and landscaping from private shared driveways and pedestrian footpaths – Kāinga Ora does not support this and consider that if a road is needed/desired from an amenity perspective then road standards for vesting should be changed.
- h. Retaining the outdoor living space requirements of the THAB zone – Kāinga Ora consider that further investigations into living space requirements should be reconsidered across all zones. The current requirements in THAB set different requirements for outdoor living spaces depending on whether the associated unit is located at ground floor or not. Kāinga Ora consider that outdoor living space requirements should not be different based on what floor a unit is located and instead should be provided relative to how many bedrooms a proposed unit has. Minimum dimensions to ensure usability should be applied.
- i. Requiring communal living space for larger scale developments⁴ –Kāinga Ora consider the threshold for provision should be considered carefully and seek clarification as to whether these provisions must apply to outdoor spaces or could include internal communal spaces. Supplementary standards regarding the function and location of the outdoor areas relative to the number of units in the building and unit typologies should also be considered.

⁴ Item 11 on the 31/03/2022 agenda of Auckland Council's Planning Committee noted that communal outdoor living space was being considered as a requirement for developments of more than 40 units.

- j. Standards that require deep soil areas to support trees – Kāinga Ora question what specific effect is sought to be regulated by this rule.
24. Kāinga Ora's final position on these matters, and others pertaining to the THAB zone is reserved until details are released in August 2022.

Auckland's suburban centres

Neighbourhood centres

25. It is noted that Council does not intend to upzone residential land outside walkable catchments around the Business – Neighbourhood Centre zone as this zone is applied to single corner stores and service stations, or small clusters of shops and services located in residential neighbourhoods.
26. This is considered appropriate in general but Kāinga Ora will be considering further how this zone has been applied spatially.

Local Centres

27. It is noted that Council considers that the Business – Local Centre zone provides for the convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets.
28. Council intends to zone residential land around larger local centres that have good accessibility as THAB of up to five storeys. This is intended to be up to 200m from the edge of the centre.
29. Kāinga Ora consider this should be extended from 200m to 400m at a minimum and that the THAB areas be enabled to at least six storeys instead of five storeys to appropriately future proof these centres and ensure their functioning and vibrancy.
30. Kāinga Ora also does not agree with how Council have categorised each local centre as 'large' and with 'good accessibility'. Broadly Kāinga Ora suggest that the presence of the local centre zone is sufficient to warrant consideration of THAB being applied within 400m. Kāinga Ora consider that if Council wishes to continue to differentiate where THAB will / will not be applied around local centres that this should not be a matter of

scale and should instead be related to the level of service each centre provides or is planned to provided i.e. level of commercial activities, services, social infrastructure as well as accessibility to a range of transport modes; including walking, cycling and various public transport options.

Town centres

31. It is noted that Council considers that the Business – Town Centre zone is applied to suburban centres that are typically located on main roads which provide good access to public transport and which serve a wider area than local centres and provide for a wide range of activities.
32. Council intends to zone land THAB that is within 200m of the edge of smaller town centres with good accessibility and within 400m of the edge of larger town centres with good accessibility.
33. Kāinga Ora does not agree that Town Centres should be categorised into larger and smaller, all should be treated the same with an 800m walkable catchment proposed around them. If this position is continued, Kāinga Ora contends that this should be based on the level of services rather than scale and distanced increased to future proof these areas.
34. As above, Kāinga Ora contend that all THAB zones in Auckland should be enabled to a minimum of six storeys.

Centres generally

35. Council have noted that the intensification proposals outlined above applies to the residential areas only and not the centre zones themselves as '*...they are considered to already allow enough building heights and densities proportional to their commercial and community offerings*'.
36. Kāinga Ora do consider it appropriate to retain the Neighbourhood Centre zone at 3 storeys, as surrounding residential zones will be of a similar scale/height however we do

not consider it appropriate to not increase the height limits for the Local Centre and Town Centre zones.

37. The Local Centre zone currently provides for 4 storeys only, it seems counter intuitive to allow for higher heights around the centre than directly within it. Kāinga Ora contend that this land should be zoned at least six storeys to increase commercial and residential activities and future proof the centres and ensure centres are the focal points of neighbourhoods. This is supported by Policy 3(c) and (d) which enable building heights of at least 6 storeys within walkable catchments and building heights and density of urban form that is commensurate with the greater of (d) *'(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (ii) relative demand for housing and business use in that location.'*
38. The Town Centre zone height limit is variable between 11m and 27m depending on where height variation controls are applied. Kāinga Ora consider that all Town Centre heights should provide for at least 6 storeys, and where appropriate could provide for up to 15 stories, to give effect to the NPS-UD, particularly Policy 3.
39. It is noted that where a centre zone overlaps with a RTN walkable catchment from RTN, Policy 3C requires that building heights of at least 6 storeys are provided within the centre zone as well.

Mixed Use Zone

40. Kāinga Ora note that Council has not outlined any substantial changes to the mixed use zone other than the potential for increased heights within the walkable catchments. Kāinga Ora consider that a review of this zone in relation to its function for supporting wider business and housing outcomes within the centres hierarchy is necessary. Kāinga Ora would welcome an opportunity to workshop this further with the Council.

Metropolitan Centre Zone

41. Kāinga Ora notes that Council has not provided any material discussing review of or changes to the Metropolitan Centre zone. Kāinga Ora consider that some changes to the zone could be appropriate, including but not limited to the removal of maximum height

controls. Potentially additional changes beyond removal of the height controls could be made to the zone following a review of this zone relative to the outcomes sought by the NPS UD.

The City Centre

42. Kāinga Ora supports the removal of the Gross Floor Area (GFA) standard and supports unlimited height within the zone (noting that some special height controls apply i.e. Albert Park).
43. Kāinga Ora support the removal of the GFA bonus standards.
44. Kāinga Ora reserves its position on the zone until further details are released regarding how tower dimensions, outlook space and set back controls will be implemented.

Qualifying matters

General position

45. Auckland Council⁵ have advised that qualifying matters are characteristics about some properties or within some areas that may allow the Council to modify, or reduce, required building heights or density.
46. It is agreed that many of the matters listed by Council are already protected or recognised in the AUP through overlays that restrict development potential. Kāinga Ora notes however that not all overlays in the AUP would necessarily be qualifying matters and in some instances parts or all of existing overlays may need to be modified or removed from the AUP going forward.
47. It is Kāinga Ora's general position is that Qualifying Matters should only be used where they meet the requirements of the Act and in the case of clause 3.32 in the NPS-UD only if the requirements of clause 3.33 are met.

⁵ Factsheet 6 (Part 1)

48. Qualifying matters directly related to Section 6 matters are appropriate for inclusion and Kāinga Ora generally agree with most of the positions taken by Council on many of these matters. However, specific comments on other qualifying matters are provided below.
49. Kāinga Ora also question whether a qualifying matter has to necessarily modify a density standard within the zone construct, or if the matter can be managed solely by other planning methods such as an overlay that operate in parallel with density standards of the zone.

Local View and Viewshafts (Locally Significant and Regionally Significant)

50. Kāinga Ora question the inclusion of Local Views and Viewshafts (Locally and Regionally significant) as qualifying matters. The NPS-UD allows for the introduction of Qualifying Matters with section 3.32 however limiting what can be introduced. Kāinga Ora would like clarification on how the Local Views, Viewshafts and Height Sensitive areas which have been proposed as Qualifying Matters meet the relevant tests i.e. national significance.
51. A detailed task should be done to clarify why each is included and how it directly links with a matter of national importance.

National Grid Overlay

52. Part of this overlay, namely the National Grid Yard, provides absolute certainty for landowners on how they can utilise their sites. It is therefore considered that its use as a Qualifying Matter to either retain current zoning or not up zone as per the MDRS or NPS-UD is not required given the overlay rules relating to location of some built on parts of sites override the underlying base zoning, but in many instances this overlay does not apply to the full site as such the presence of the overlay should not determine the underlying zoning.
53. Should Transpower progress with plans to underground some lines within Auckland, Kāinga Ora consider that the zoning as required by the NPS-UD or MDRS should be able to be easily and efficiently applied to the affected land with the rules of the overlay implemented to manage development, rather than downzoning the land in the meantime.

When lines come down, plan changes to alter the zoning will therefore not be required. This would give more certainty to landowners about the potential of their land in the future without any risk of inappropriate subdivision, use or development occurring.

Designations

54. It is noted that residential land subject to designations have been upzoned where appropriate in accordance with the NPS-UD and MDRS. Kāinga Ora support this approach.

Aircraft noise

55. Kāinga Ora consider it appropriate that the High Aircraft Noise Area be used as a Qualifying Matter, however it is not considered appropriate to use the entire Aircraft Noise Overlay (D24) as a Qualifying Matter. Aircraft noise as a Qualifying Matter limiting should be dissected further, particularly Kāinga Ora question if the some of the plan provisions relating to restriction of development within parts of the noise boundaries and the Moderate Aircraft Noise Area introduce density standards that are not appropriate qualifying matters. Kāinga Ora consider further assessment of the Council's approach is necessary and seeks to discuss this further with the Council.

Natural hazards

56. Kāinga Ora query what is meant by 'significant natural hazard' and whether this relates to a pre-adopted risk matrix by Council. Kāinga Ora seek further discussion with Council on what hazards have been used as qualifying matters and what methods are to be used.

Notable Trees

57. Kāinga Ora agree with the approach for notable trees so long as this does not compromise identified values of a notable tree.

Significant Ecological Areas (SEA)

58. Kāinga Ora seek clarification on how the SEA overlay has been applied as a Qualifying matter, it appears in some instances to have been used to retain existing zoning and in other instances it has not. Kāinga Ora questions if there is a need for the presence of an SEA to be a determinative factor in the zoning applied or if the overlay itself is sufficient in managing the qualify matter.

Infrastructure

59. It is noted that the Council and its CCOs are currently considering long term Infrastructure constraints as a Qualifying Matter. It is understood that this includes three waters and transport.
60. Kāinga Ora do not agree that infrastructure constraints should be used as a qualifying matter and would like to workshop this matter with Council.

Special Character

61. Kāinga Ora does not consider that Council has not done sufficient work as required by the Act or NPS UD to justify special character areas as a Qualifying Matter and as such oppose Councils applying planning methods in those locations to reduce development capacity contrary to the outcomes sought by policy 3 of the NPS UD. Kāinga Ora would welcome an opportunity to further discuss this issue with the Council

Light Rail Investigation Area

62. Kāinga Ora note that Council has not shown draft zone changes for the area marked as 'Light Rail Investigation Area'. Kāinga Ora consider that Council should have zoned this area in the draft release in line with the MDRS/NPS-UD to interested parties to provide some certainty about what could be expected as a minimum.
63. Given Kāinga Ora's interest in this area, particularly in Mount Roskill/Wesley etc. we request that this matter be workshopped between key stakeholders.

Addressing the issues arising from the Wallace judicial review

64. Kāinga Ora would like confirmation from Council regarding how it plans to respond to the findings of the Wallace judicial review.
65. The judicial review underlined some plan drafting and administration issues with the current Auckland Unitary Plan that are involved with the consenting of residential developments in the Mixed Housing and THAB zones. This is impacting Kāinga Ora's Auckland Housing Programme and our ability to deliver much needed housing in an efficient and effective manner.
66. Kāinga Ora consider that Council have the opportunity to tackle this issue by considering matters of discretion in relevant zones as well as considering horizontal integration of notification rules.
67. Kāinga Ora would like to workshop this matter with Council.

Next steps

68. Kāinga Ora thank Auckland Council for releasing draft information in advance of the August 2022 plan change deadlines. As a key stakeholder in the Auckland region delivery housing and urban development Kāinga Ora would like to workshop the various topics covered in this feedback with the Council at its earliest opportunity.

Dated 09/05/2022



Brendon Liggett

Manager - Development Planning

National Planning, Urban Design and Planning Group

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598, Greenlane, Auckland 1546

Email: developmentplanning@kaingaora.govt.nz

From: Kim Struthers
Sent: Tuesday, 10 May 2022 6:35 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Auckland Planning

Dear Auckland Council

I wish to make a submission on the proposal changes that Auckland Council are looking at for the unitary plan. I have looked through the website and the maps the council have provided and would like to comment on a couple of aspects. My initial thoughts are more protection needs to be given to current house owners that their privacy is protected and also that certain areas need to be protected so the area of Special Character Areas needs to be carefully considered. Under this same umbrella the continued protection of the regionally significant volcanic view shafts is also important and needs to be protected and to remain in place going forward.

My thoughts around the city fringe and metropolitan areas is the council is about right. I do however feel that the first is I feel on the changes around intensification in the suburban areas does need to be researched more. Not all areas will be suitable for this intensification and also with this not providing off street parking in these areas is a huge mistake. I understand the need to reduce car usage and get us onto public transport but to remove these all together will create issues of cars being parked on the street and blocking roads. Also in a number of cases people require a car for work and or recreational purposes. I would comment that the plans to build as intensely and high in most suburban areas is a mistake but in reading the brief this is not something that can be changed from my understanding. There is a need to provide more housing in the city and as the father of 3 I will have children who will be looking to buy in the future but there is a right way to do this and I am not sure this is.

My last thought is thoughts need to be given to the look and feel of these new housing developments as some around Auckland have not added a lot to the look of the city and the ability to have a liveable city for all.

Best Regards Kim Struthers

From: Sue Elliot
Sent: Tuesday, 10 May 2022 8:40 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Planning submission



1/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

#7866

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does-not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature
Date

R. H. E. 11/1/20
9/5/2020

From: Stacey Harrison
Sent: Tuesday, 10 May 2022 9:46 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission to protect SEA from new housing rules, Resource Management Act (Housing Enabling) for 149 Jeffs Road, Flatbush, Auckland

Attn To: The General Manager in charged of RMA

Dear Sir,

I live in the vicinity of 149 Jeffs Road, Flat Bush.

149 Jeffs Road is a significant stand of mature native bush consisting of a canopy that includes Taraire, Totara, Puriri and Kahikatea. The bush canopy has high visual appeal to a wide area surrounding Flatbush as well as enhancing the wider neighbourhood amenity. It is a feeding and perching habitat for common indigenous and exotic birds. It has Heritage Protection Status, and is a Significant Ecological Area (SEA).

We want the plan changed to ensure that trees currently legally protected by being included in Schedule 10 (Notable Trees) and Significant Ecological Areas (SEAs) as well as other provisions to be included as "qualifying matters".

We submit that:

1. 149 Jeffs Road **must be** included as qualifying matter. Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.
2. This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect native bush such as Taraire, Totara, Puriri and Kahikatea.

3. The scope of the Plan Change to enable these changes to the Unitary Plan **must also** include correction to any identified errors in Schedule 10.
4. The scope of the Plan Change to enable these changes to the Unitary Plan **must also** include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.
5. The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.
6. Qualifying matters must include the Historic Heritage Schedule.
7. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.
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11. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council.
12. Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly.
13. View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.
14. Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled

properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

15. Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.
16. I support the proposed walkable distances of 15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.

Kind regards,

Stacey Harrison

From: Mark Harrison

Sent: Tuesday, 10 May 2022 9:47 AM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: Submission to protect SEA from new housing rules, Resource Management Act (Housing Enabling) for 149 Jeffs Road, Flatbush, Auckland.

Attn To: The General Manager in charged of RMA

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We want the plan changed to ensure that trees currently legally protected by being included in Schedule 10 (Notable Trees) and Significant Ecological Areas (SEAs) as well as other provisions to be included as "qualifying matters".

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14. Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled

properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

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16. I support the proposed walkable distances of 15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.

Kind regards,

Mark Harrison

From: Grieve Grieve
Sent: Tuesday, 10 May 2022 9:49 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Unitary Plan Submission

Submission to:

Auckland Council on Changes to the Auckland Unitary Plan (AUP)

Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:

Name Warwick and Linley Grieve

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does-not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature

Date

From: Paul Baragwanath
Sent: Tuesday, 10 May 2022 10:31 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: SUBMISSION_The future of Auckland is in your hands

Submission

To Whom it May concern

I write in relation to the Government and Opposition's plan that removes all protection of heritage homes, buildings and areas for blanket (random) intensification. I understand why they have come to this: but it is a massive mistake. Have you already made up your mind on this issue? Please read on, anyway.

We all benefit from an overall lift in the beauty and liveability of this city. Tāmaki-Auckland is a city with natural beauty, and widespread man-made ugliness. The pockets of beauty – areas that have benefitted from private and civic investment – will be destroyed. This does NOT lift the city.

This is not about protecting nice spots for the rich. **It's about preserving the beauty we have for us all.**

The proposed plan would see the entire city becoming ugly through unplanned, unbridled demolition of heritage and the green that goes with it. Vast money to be made for some. You know it is already happening. You know how hard it is to save heritage places and beautiful places.

Heritage and beauty will always be sacrificed if there is money to be made – unless you protect it.

And that's what this policy does: **vast increases in un-earned wealth for those who currently own the properties – with a dark shadow of inter-generational, permanent loss for everyone else.**

- Housing affordability the issue? Address the cause – this won't fix it. We know that.
- Lack of housing the issue? Fix it – but not through destruction of the pockets of beauty that remain. Get those tiny houses on wheels into our driveways, and address the sewage issue with a new industry (composting waste). \$150K for a tiny home vs \$500 - \$800k for an apartment. Don't like these ideas? OK – but work on other ideas.

Please: protect the heritage areas – the beautiful places, with beautiful houses, buildings, parks and gardens. Not just for those who live there – but for us all.

Please ***advocate for transformation of the ugly (ie under resourced, unplanned) areas into beautiful places: higher density living, parks, trees and art***.

The future of the wellbeing of millions of people is in your hands.

#RespectWhatExists

#GreentheGrey – please do NOT Grey the Green.

Thank you for your service to the current and future generations of this city. It means the world.

Ngā mihi nui

Paul Baragwanath
Dedicated Aucklander

-----Original Message-----

From: david macpherson@

Sent: Tuesday, 10 May 2022 11:19 AM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: 21-23 Ann McLean Dr - MPS-UD MDRS Sub 9.5.22

Hello,

Apologies for lateness. The site did not work last night, probably due to overload, so hopefully it will get through now.

Regards

David Macpherson

Planwell

Enc

21-23 Ann McLean Dr - MPS-UD MDRS Sub 9.5.22

[Can you candidate? You can. Visit [voteauckland.co.nz](https://www.aucklandcouncil.govt.nz/elections/Pages/default.aspx).]

<<https://www.aucklandcouncil.govt.nz/elections/Pages/default.aspx>>

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9/5/22

Auckland Council

Private Bag

via unitaryplan@aucklandcouncil.govt.nz
& through [portal & akhaveyoursay.nz/housing](https://portal.akhaveyoursay.nz/housing)

SUBMISSION By: Briargate Investments Holdings Ltd

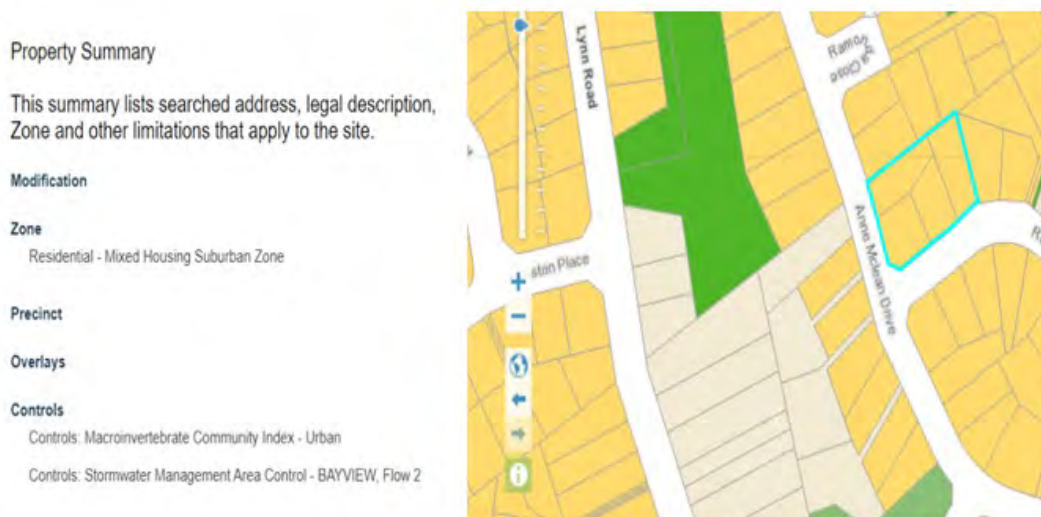
TO THE DRAFT NPS-UD & MDRS PROPOSED CHANGES TO THE UNITARY PLAN - 21-23 Anne McLean Dr, Bayview, Glenfield. The legal description is as follows; Lots 26, 27, 28 and 29 DP 114428 .

(Preliminary (Draft version) Response)

Background

The submitter owns the property at 21-23 Ann 4 Norana Av, Bayview, Auckland .

This property is currently located in the “*Residential Mixed Suburban zone*”. It is also affected by a volcanic view shaft.



Existing Zoning



Proposed zonings under the draft NPS-UD & MDRS document. Currently in the draft it is proposed to change to MUZ zone (modified).

The intention in the current Draft document is that it is re-zoned to “MUZ,” or the MUZ as modified.

It is considered that it is timely and more appropriate (for reasons to be set down latter in this submission), that this site and the land be included in the “MUZ” (modified) .

Briefly the situation in this neighbourhood is as follows;

- Generally moderately sloping sites with low density lower cost housing of around 50 years old. Generally reasonably well maintained.
- Good roading network.
- Stormwater, Wastewater and Water underground utility services are available in the street.
- Glenfield mall with a good range of commercial and recreational and medical services 1800m, neighbour centre at 1800m and nearest bus stop 380m away at the present time.
- Green finger reserves in gullies running down to Helleyers Creek (the harbour) providing a good framework to shape urban form in the area.
- Also neighbourhood and other reserves including walking tracks.



Locality Plan



Street view of application site- currently used as a resthome

Relief sought

That 21-23 Anne McLean be changed to MUZ modified.

Reasons

- Existing lower cost housing provides low site utilization and population capacity, and much of the housing although reasonably well maintained is moving into the time frame when depending on its original quality and level of maintenance will be reaching the end of its economic life.
- Some of the housing is of light weight construction and could be moved eg Keith Hay housing and similar
- Site has 2 street frontages providing the ability to get a better development through using the streets for outlook and amenity, and reducing dependence on on-site driveways.
- Will assist in better achieving the goal of NPS-UD & MDRS in helping to accommodate a higher population in the current urban area.
- Underground services are available in street.
- There is easily accessible bus transport and some supporting social and physical infrastructure in the area. Closer facilities are liable to follow with an increased population in the area
- The character will not be changed quickly , the area is peripheral to many facilities so transition to the new densities proposed is liable to be gradual and more organic than would be the case if it was closer to social and commercial and transport infrastructure.
- The green fingers reaching up the gullies from the harbour will provide good urban framework for higher densities in the area and separate it into different parts with their own identities.

Conclusion

We intend to submit on this in further, with expanded detail in the formal submissions to follow in the Proposed Plan Change notified on the 20 Aug 2022.

David Macpherson/MNZPI

9/5/22

MS- T

On Behalf of; Briargate Investment Holdings Ltd

Address for Service;

Planwell

PO Box 36-542,

Northcote 0762

David.Macpherson@xtra.co.nz

From: Rodney Williams
Sent: Tuesday, 10 May 2022 12:00 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission

Submission to:

Auckland Council on Changes to the Auckland Unitary Plan (AUP)

Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Rodney Williams

Name

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does-not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature

Date

9/5/2022

-----Original Message-----

From:

Sent: Tuesday, 10 May 2022 1:04 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: N Me Courcy submission on Housing

Dear Sir

Have Your Say: Housing

I went online about 11:30 last night to complete the online questionnaire and thought I had done so. But when I clicked "Save and Continue" at about 11:55 pm the system apparently seized up and I was unable to continue.

I saved a copy of the questionnaire as completed as a rtf document in TextEdit at 11:59 pm and thus within the deadline.

I enclose:

(1) A screenshot of my Submission folder on my computer desktop showing the date and time of the document as 11:59 pm yesterday. When I send the document as an email attachment this information is stripped out and replaced with the date and time of sending.

(2) A copy of the document edited to highlight my choices and comments in red, with no other changes, and saved as a pdf.

Please would you:

(1) Acknowledge receipt of this email in a way which shows the acknowledgement is by a real person and not automated.

(2) Confirm that you have received my submission and accepted it as valid.

Thank you.

Best regards

Mark de Courcy

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Some content on this page may not display correctly. Please enable JavaScript in your browser's settings and refresh the page.

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Tell us what you think of our preliminary response

Feedback must be received by midnight **Monday 9 May 2022**.

We recommend you read the consultation document and supporting information before having your say.

You can also view the information in Auckland Council's preliminary response viewer for NPS-UD and MDRS: [view the draft planning maps](#). We recommend you view the maps on a laptop and not a mobile device.

Your name and feedback may be published in Auckland Council reports and online. All other personal details will remain private.

By using this platform, you have agreed to Auckland Council's [Privacy Policy](#).

For more information, see [Is my privacy protected?](#)

Survey starts

Finish

50% Complete

All fields marked with an asterisk (*) are required.

Requirements for Intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

Support

Do not support - I think it should be further

Do not support - I think it should be closer

Other

I don't know

Tell us why

What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

Support

Do not support - I think it should be further

Do not support - I think it should be closer

Other

I don't know

Tell us why

What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

Support

Do not support - I think it should be further

Do not support - I think it should be closer

Other

I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

Support

Do not support - I think it should be further

Do not support - I think it should be closer

Other

I don't know

Tell us why

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

Support

Do not support - I think it should be further

Do not support - I think it should be closer

Other

I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

What do you think of our proposal to include identified special character areas as a qualifying matter?

Support

Do not support – I think all existing special character areas should be a qualifying matter

Do not support – I do not think special character areas should be a qualifying matter

Other

I dont know

Tell us why

The existing special character areas form a minute proportion of the land area of Auckland but their importance is out of all proportion to their size. They occupy a substantial portion of the volcanic field and the volcanic cones are a vital part of the city's visual landscape. These views would be seriously jeopardised by further development around their skirts even if not on the cones themselves. The questionnaire mentions the viewshafts around the Museum. Why only these? There are many others.

The character areas are among the oldest parts of the city and represent over 150 years of its history. Once gone they will never return. They are where much of our native forests ended up. These suburbs are mature.

The villa and bungalow are true vernacular elements of New Zealand's domestic architecture. Concrete monoliths are not.

Council's scheduling of suburbs house by house overlooks the fact that streetscapes should be considered for their collective character, which is how residents and pedestrians experience them. My modest villa probably does not meet Council's exacting standards but it certainly contributes positively to the ambience of the neighbourhood.

To answer the next two questions, you will need to view the draft planning maps shown in the [NPS-UD map viewer](#).

The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red).

What do you think of the proposed residential special character areas that we have identified?

Support

Do not support – I think there are more areas that should be identified as a qualifying matter

Do not support – I think there are areas that should not be identified as a qualifying matter

Do not support – I do not think special character areas should be a qualifying matter

Other

I dont know

Tell us why

What do you think of the proposed business special character areas that we have identified?

Support

Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Do not support – I think less areas should be identified as a qualifying matter

Do not support – I do not think special character areas should be a qualifying matter

Other

I dont know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act. This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

Support

Do not support

Other

I dont know

Tell us why

In many of the older parts of Auckland the sewerage and stormwater systems (some of which may still be combined, as was the case until, I believe, about 1940) have not kept pace with the existing developments; the pipes are too narrow and in some cases doubtless in poor condition. Hobson Bay has been closed to swimming for years and there is no end of this closure in sight. Intensification of development means more residents and more sewage and, because of the decrease in the maximum required permeable area, more stormwater. Both will overwhelm the system leading to overflows and the flooding of low-lying areas.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

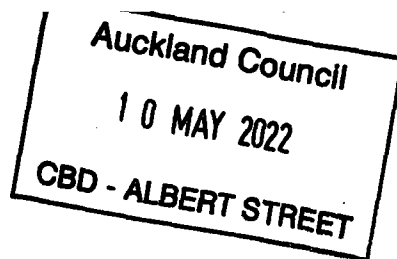
- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Upload any supporting information you have

If you have more files to attach, you can email them to unitaryplan@aucklandcouncil.govt.nz

CHOOSE FILE



#7875



Government's new housing rules: What it means for Auckland

Feedback must be received by **Monday 9 May 2022**

Over the past few years, central government has taken a much stronger role in planning for the growth of New Zealand's largest and fastest growing cities. This means new rules enabling more higher-density housing.

These are directed by the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act).

These government requirements will enable taller and more higher-density housing, such as apartments, terraced housing and townhouses across our city, with the highest densities in areas close to public transport and centres with shops, jobs and community services.

While the NPS-UD focuses on housing of six storeys or more in and around our largest urban centres (including the city centre) and around rapid transit stops (like train and busway stations), the Act requires Medium Density Residential Standards (MDRS) that enable housing of up to three storeys to be built on most residential sites across the city.

The NPS-UD also allows us to limit intensification where there are features or constraints to enabling the scale of development that would normally be allowed on properties or across particular areas. These are called qualifying matters.

The requirements from the NPS-UD and the MDRS combined will mean medium and high-density housing can be built across much of Auckland's urban area. This means there will be changes to the rules in the Auckland Unitary Plan (our planning rulebook) for how properties can be developed.

The changes set out in the NPS-UD and the Act are not optional. By law, we must change the Auckland Unitary Plan to put these new rules in place. However, the NPS-UD allows us to make a limited number of decisions to help shape the future of our city such as:

- The distances of 'walkable catchments' where buildings of six storeys or more are required
- The size of the areas around our suburban town and local centres where additional height and density of buildings can occur, and what the building heights and density limits are
- Additional 'qualifying matters' (a feature or characteristic which can reduce the three-storey and six-storey building height limits) that will apply in Auckland.

We have prepared a preliminary response to the NPS-UD and the Act, that shows how we think they could apply to Auckland. A summary of this preliminary response is explained in our consultation document available on [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing), and the planning maps are shown in the draft NPS-UD map viewer (link to map viewer available on [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing))

We want your feedback on the parts of the preliminary response listed above. Your feedback will help inform a plan change. We are required to publicly notify this plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered during the statutory decision-making process.

We strongly encourage you to read the consultation document and supporting information before answering the following questions. For more details, go to akhaveyoursay.nz/housing.

We encourage you to give feedback online at akhaveyoursay.nz/housing or you can:

Scan and Email your completed form to:

unitaryplan@aucklandcouncil.govt.nz

Post your completed form to:

Unitary Plan Team
 Freepost Authority Number 190197
 Auckland Council
 Private Bag 92300, Victoria Street West
 Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Philip Last name: Creaagh

Email address or postal address: _____

Your local board: Wairarapa

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☒ No Name of organisation/business: _____

These questions are optional but will help us understand which groups of the community are engaging with us.

Your feedback (all questions are optional)**Requirements for intensification****Intensification inside walkable catchments**

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

- ☐ Support
- ☒ Do not support - I think it should be further
- ☐ Do not support - I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

I live at 3111 Awatea Rd, just outside the walkable catchment line. Neighbouring properties will be zoned as residential terrace housing and medium density residential. We stay as single dwelling. This in our area is unfair as we will be marooned surrounded by more valuable redeveloped properties. Take the residential terrace housing zone right down to Huker Bay!

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☐ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☒ I don't know

Tell us why

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☐ Support
- ☒ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter?

- ☐ Support
- ☐ Do not support – I think all existing special character areas should be a qualifying matter
- ☐ Do not support – I do not think special character areas should be a qualifying matter
- ☐ Other
- ☒ I don't know

Tell us why

To answer the next two questions, you will need to view the draft planning maps shown in the NPS-UD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

7. What do you think of the proposed residential special character areas that we have identified?

- ☐ Support
- ☐ Do not support – I think there are further areas of that should be identified as a qualifying matter
- ☐ Do not support – I think there are areas identified that should not be a qualifying matter
- ☐ Do not support – I think no special character areas should be identified as a qualifying matter
- ☐ Other
- ☒ I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
- ☐ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☐ Do not support – I think no areas should be identified as a qualifying matter
- ☐ Other
- ☒ I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☐ Support
- ☐ Do not support
- ☐ Other
- ☒ I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Would you like to subscribe to any of the following (tick all that apply):

- You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland**

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and ~~with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to~~ any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

From: Taylor Farrell
Sent: Wednesday, 11 May 2022 11:19 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: FW: Government's new housing rules -feedback given

Kia ora,

Please would you respond to the writer on behalf of Councillor Darby?

Ngā mihi | Kind regards
Taylor

Taylor Farrell (she/her) | **Senior Advisor – Councillor Support**
Democracy and Engagement

From: Councillor Chris Darby
Sent: Wednesday, 11 May 2022 11:14 AM
To: Taylor Farrell
Subject: FW: Government's new housing rules -feedback given

Send through to Unitary Plan team and highlight the clarification.

cD

From: Joce and Rhys

Date: Wednesday, 11 May 2022 at 9:29 AM

To: Councillor Chris Darby

Councillor

Richard Hills

Subject: Government's new housing rules -feedback given

Good morning gentlemen,

I completed the questionnaire and sent it just before midnight on 10/05, as a family emergency prevented me from doing so earlier.

On re-reading what I had written I realized that on question 6 I ticked "support" , when I should have noted **"Do not support - I think all existing special character areas should be a qualifying matter"**. In talking with others who have completed the questionnaire I understand that a number of people have made the same error.

The wording of question 6 is likely I believe to have contributed to misunderstanding as some (as I did) may have read what is noted to be asking whether we support retaining the **concept of special character in general**, rather than only the areas specified on the Council's modified classifications denoted blue.

I am therefore concerned that numbers noting support of the Council's proposal in this respect will be inflated and underestimate the community's opposition to removing the designation of some character areas. I also wrote comments under most sections, which could mitigate my error, however, I am still concerned.

I welcome any feedback you have regarding this.

Additionally, I would urge you as councillors to strongly support the Council retaining all special character areas previously identified by Council as a qualifying matter. In particular I referenced Northcote Point most comprehensively in what I submitted, along with Birkenhead Point. Certainly, however, in an era of housing intensification, which in some areas I agree is necessary, I believe it is even more important that areas which Council itself had previously identified as having 'special character' retain this classification and protection.

Thank you for your consideration.

Jocelyn Burlton-Bennet

From: Joce and Rhys

Sent: Tuesday, 10 May 2022 2:20 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>; Councillor Richard Hills

Subject: Submission re: Auckland Unitary Plan.

First name: Rhys Last name: Morgan

Your local board: Kaipatiki.

Feedback is not on behalf of an organisation or business.

1. Support.

2. Support.

3. Support.

4. Support.

5. Support.

6. Do not support - I think all existing special character areas should be a qualifying matter.

I feel that the total area of Auckland's existing special character areas is a very small percentage of the City's total area and that these special character areas will become more valuable to all Aucklanders and others as intensification occurs elsewhere.

7. Do not support - I think there are further areas that should be identified as a qualifying matter.

I refer here specifically to Northcote Point.

Council's assessment of Northcote Point in reaching the proposed revised special character overly is not based on a full professional process. A full survey by experienced staff needs to occur as was done in other areas.

Northcote Point is special, even when compared to the other heritage parts of Auckland because:

A: It is a very compact suburb, surrounded by water, with very few access points, particularly south of the Stafford rd./ Rodney rd. boundary.

This gives the whole Point a peaceful heritage atmosphere, making the area a prime destination

for visitors from other parts of NZ and internationally.

It's historical significance combined with features such as the Hotel; Theatre; restaurants; ferry; beaches; Little Shoal Bay and Le Roy's bush all enhance Northcote Point's attractiveness.

B: Northcote Point has already forfeited a significant amount to assist Auckland in general in having the Harbour bridge and approaches constructed to the east of the Point. Beaches, walks and peacefulness were lost to many on the Point after 1959.

C: Northcote Point is a suburb in it's own right, but it is a subset of Northcote central. Northcote central is allowing and currently gaining significant areas of new intensive housing. A drive along Lake road will confirm this. Another good reason to keep the Point as it is for these new Northcote residents as well as others to enjoy.

8. Support.

9. Support. We are already seeing the issues of wastewater and stormwater especially in the older areas. Very difficult to substantially upgrade pipework in heritage areas.

10. No feedback on these - perhaps covered by my comments above.

Thank you Rhys Morgan.

From: surfsupgt@

Sent: Tuesday, 10 May 2022 4:57 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Cc: Councillor Richard Hills

; Councillor Chris Darby

Subject: Unitary Plan-survey submission

Hello,

Please see attached survey submission

Thanks,
Grant Taylor

The following 3 pages are intended to assist with the submission questions as they are outlined on the Auckland Council website [here](#).

The information/guidance provided is primarily targeted at those proposals which have a direct impact on Northcote Point. NB: All the questions in the submission are optional (i.e. you do not have to provide an answer if not sure of implications).

- The first three questions of the submission relate to intensification inside the following walkable catchments;

- A 15 minute walk from the city centre.
- A 10 minute walk from metropolitan centres (e.g. Albany and Takapuna).
- A 10 minute walk from rapid transit stations (e.g. Northern Busway): 10 minute walk.

These questions have no direct bearing on Northcote Point.

- The next two questions of the submission relate to intensification around town and local centres which are defined as;

- 400m around town centres (e.g. Highbury), and
- 200m around local centres

These questions have no direct bearing on Northcote Point, however do affect the homes around Highbury (e.g. Palmerston, Mariposa and Hinemoa).

- The next questions relate to Qualifying Matters. **These have a direct bearing on Northcote Point.**

- We **SUPPORT** Auckland Council's proposal to include identified special character areas as a qualifying matter. Yes we support

- We **DO NOT** SUPPORT the proposed residential special character areas that Auckland Council have identified and believe there are **more areas** that should be identified as a qualifying matter.

Reasons;

WE DO NOT SUPPORT

- The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.
- The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.

- The next question relates to business special character areas.
 - This has no direct impact on Northcote Point (none currently in existence in Northcote Point).
 - The closest business special character area to be affected is 'lower Hinemoa' which is the grouping of commercial buildings between Brassey and Rugby Roads (Moxie, Burgermaster, Dil's etc).
 - This portion of the business special character area is proposed to be removed.
 - Note: the Special Character Area protections for the Marinovic Building (building in which Ravenhill Café is located) are proposed to remain.
- The next question relates to infrastructure constraints.
 - We **SUPPORT** Auckland Council's proposal to include area in Auckland with long-term significant infrastructure constraints as a qualifying matter.
 Yes
- The next question relates to other qualifying matters and allows the opportunity to provide further comment. The other proposed qualifying matter overlays directly affecting Northcote Point are;
 - Coastal Erosion. Extends around the coast line and predicts future coastal erosion. Development within this overlay is limited to Single House.
 - Notable Tree Overlay. This identifies and protects scheduled notable trees across Northcote Point.
 - Significant Ecological Areas Overlay. This provides protection of the bush and wetland areas associated with Le Roy's Bush.
 - Historic Heritage Overlay Place. Identifies specific properties of key heritage value (e.g. Masonic Hall, Northcote Tavern, key residential homes etc).

"With its many old villas and other historic features, a beautiful coastline and spectacular views, it is one of the North Shore's most interesting heritage areas"

- Auckland Council website re Northcote Point, May 2022

We want your feedback on the parts of the preliminary response listed above. Your feedback will help inform a plan change. We are required to publicly notify this plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered during the statutory decision-making process.

We strongly encourage you to read the consultation document and supporting information before answering the following questions. For more details, go to akhaveyoursay.nz/housing.

We encourage you to give feedback online at akhaveyoursay.nz/housing or you can:

Scan and Email your completed form to:

unitaryplan@aucklandcouncil.govt.nz

Post your completed form to:

Unitary Plan Team
Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: DANA Last name: FLETCHER

Email address or postal address: _____

Your local board: MAUNGAKIEKIE / TAMAKI

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☒ No Name of organisation/business: _____

These questions are optional but will help us understand which groups of the community are engaging with us.

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

I support this subject to proposed modifying factor
of steep hills which affects walkability

res that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Large centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

- ☐ Support
- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Is why

This will have a significant effect on neighbouring residents in many established areas.

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

- ☐ Support
- ☒ Do not support – I think it should be further

What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

s why

What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

s why

What do you think of our proposal to include identified special character areas as a qualifying matter?

- ☒ Support
- ☐ Do not support – I think all existing special character areas should be a qualifying matter
- ☐ Do not support – I do not think special character areas should be a qualifying matter
- ☐ Other
- ☐ I don't know

us why

I think there needs to be a balance between ability to develop new houses + respect for already implemented Unitary Plan.

Answer the next two questions, you will need to view the draft planning maps shown in the HUD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer [khveyoursay.nz/housing](https://www.khveyoursay.nz/housing)

What do you think of the proposed residential special character areas that we have identified?

- ☒ Support
- ☐ Do not support – I think there are further areas of that should be identified as a qualifying matter
- ☐ Do not support – I think there are areas identified that should not be a qualifying matter
- ☐ Do not support – I think no special character areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

s why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural landscapes.

The government has already identified a number of qualifying matters and allows us to include our own qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should allow for the building heights and density in a particular area in light of the government's direction to increase more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built environment value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and merging town centres. This is where our special character areas are located. The government is directing us to enable increased housing density (e.g. buildings of six-storeys or more) in walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are seeking to include identified areas of special character as a qualifying matter that reduces the impact on building heights and density to ensure the character values of these areas are retained.

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
- ☒ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☐ Do not support – I think no areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

These business special character areas reflect old parts of Auckland - it would be unfortunate to see these all lost

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☒ Support
- ☐ Do not support
- ☐ Other
- ☐ I don't know

Tell us why

Auckland's geogeo geology + land form makes installation of effective stormwater + wastewater drainage very expensive and ~~the~~ difficult. At the very least developers should pay for upgrades prior to consent to develop.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Would you like to subscribe to any of the following (tick all that apply):

- You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

From: Tania Loveridge
Sent: Tuesday, 10 May 2022 5:32 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc:
Subject: Heart of the City Feedback - Unitary Plan Changes

To Whom it May Concern,

Please find attached our feedback to the preliminary proposal for the Unitary Plan changes. We acknowledge this is late and hope you can accept our feedback. We note it is quite brief.

Kind regards
Tania

Tania Loveridge
Head of Advocacy and Engagement

HEART OF THE CITY

Tel 09 379 8000 | Mob 027 293 0835
Level 5, QBE Building, 125 Queen Street | PO Box
105 331, Auckland
heartofthecity.co.nz hotcity.co.nz





9 May 2021

Via email to unitaryplan@aucklandcouncil.govt.nz

Heart of the City Feedback to Auckland Unitary Plan Changes in response to feedback on the council's preliminary response to the NPS-UD and MDRS.

Heart of the City (HOTC) is the business association for Auckland's city centre, representing the interests of businesses and property owners. We are committed to the growth and success of the city centre as a vibrant, accessible, safe and welcoming urban community.

We take an interest in the review of the Auckland Unitary Plan in terms of how this will support and encourage quality development in the city centre, along with ensuring that the integrity and coherence of the built form and architecture in the Queen Street valley precinct is maintained, along with sunlight and views in appropriate places.

Outlined below are our key points:

Feedback on any other qualifying matters? (Please be clear which proposal you are talking about)

- In respect to the qualifying matters: Character buildings in the city-centre zone and Queen Street Valley Precinct, and the existing built form controls in the City Centre (e.g. allowing sunlight into public places, Aotea Square height control, harbour edge site control).
- Support in principle the retention of these as qualifying matters, and subject to reviewing the detailed planning provisions to be included in the Plan Changes due to be notified in August 2022.

In addition:

Heart of the City is supportive of the removal of general heights limits and GFAs in the City Centre. We expect this will support ongoing investment by appealing to developers. It is important to reinforce the need to achieve quality urban design outcomes.

We would ask Council to consider the context of enabling the City Centre Masterplan to achieve desired outcomes and whether this could be threatened by a more enabling zoning regime that could lead to spread or diffusion of development away from existing precincts. Can Council promote its plans for investment in parks, streetscape and roading and PT, to provide clear signals to the development sector on where place shaping improvements will occur in future.

Whilst outside of the scope of NP-UDS, we would ask Council to consider what provision for open space is needed with the provision for increased density and therefore the numbers of people both living and working in the city centre.

-ENDS-

Contact for feedback:

Tania Loveridge

Head of Advocacy and Engagement

Heart of the City

From: Friends of Le Roys Bush <leroysbush@gmail.com>
Sent: Tuesday, 10 May 2022 6:29 PM
To: Consultation <Consultation@aklc.govt.nz>; Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Mace Ward
Subject: Could the Le Roys Bush Management Committee please present to the Council team?

Dear Sir/Madam

Further to our submission, we would welcome the opportunity to meet with Council to point out the issues raised in our submission.

We are very keen to ensure that this wonderful reserve is not undermined by unmanaged development.

Regards,
Friends of Le Roys Bush and Management Committee Members

On Mon, 9 May 2022 at 23:26, Auckland Council Engagement Team <notifications@engagementhq.com> wrote:

Hi,

Thanks for completing the survey.

Your responses are listed below.

What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

Support

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

Support

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

Support

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

Other

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues It should be mitigated by significant replacement planting for every tree removed.

What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

Support

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues It should be mitigated by significant replacement planting for every tree removed.

What do you think of our proposal to include identified special character areas as a qualifying matter?

Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

No Answer

What do you think of the proposed residential special character areas that we have identified?

Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

No Answer

What do you think of the proposed business special character areas that we have identified?

Do not support – I think more areas or parts of areas should be identified as a qualifying matter

What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

Support

Tell us why

To reduce the risks of (1) stormwater flooding with concomitant erosion of the streams (2) sewage overflows polluting streams and beaches (3) water runoff from hot pavements where there are no rain gardens or other provisions (4) increased pollution of waterways from dog droppings, brake linings, etc where there are no silt traps on stormwater drains

Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

We support qualifying matters which will help protect the environment and ecology in areas such as Le Roys Bush and Little Shoal Bay reserves, eg * classifying all the existing significant ecological areas as qualifying matters * providing a buffer area around Le Roys Bush and Little Shoal walkways so that the view of factories, houses

and other structures is minimised * designating the old coastal cliffs around the wetland as “Coastal Erosion” qualifying matters when rising sea levels come to the wetlands.

Upload any supporting information you have

If you have more files to attach, you can email them to unitaryplan@aucklandcouncil.govt.nz

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3e22723aa4aa51aac8fbd984530898ea776f727c/original/1652095511/1c8132b955b933d8fcb56beab159a837_NPS-UD_LRBLSBMC_and_Friends_of_Le_Roys_Bush_submission_May_2022.docx_%281%29.pdf?1652095511

First name

Le Roys Bush and Little Shoal Bay

Last name

Management Committee

Are you giving feedback on behalf of an organisation?

Yes - I am the official spokesperson for the organisation

Organisation name

Le Roys Bush and Little Shoal Bay Reserves Management Committee (and Friends of Le Roys Bush)

Email

leroysbush@gmail.com

Your Local board

If you don't know your local board area, see [Find your local board](#) for more details.

Kaipātiki

Which ethnic group(s) do you feel you belong to?
(Please select as many as apply)

How easy did you find the process of having your say?

Neither easy nor difficult

Thanks again

Auckland Council Planning Team

--

For the Le Roys Bush Management Committee
Auckland, New Zealand

Web: www.leroysbush.nz

Facebook: www.facebook.com/groups/FriendsOfLeRoysBush

You are receiving this email because at some time you have indicated an interest in Le Roys Bush and/or related native biodiversity issues in or around Birkenhead and Northcote. If you no longer wish to receive emails from Le Roys Bush, please reply stating in the subject line "Please UNSUBSCRIBE me from Le Roys Bush emails"

NPS-UD Friends of Le Roys Bush and LRB & LSBMC submission May 2022

Submission from the Le Roys Bush & Little Shoal Bay Reserves Management Committee and Friends of Wai Manawa - Le Roys Bush



Background

The government's legislation to enable higher-density housing has an important intent to provide more homes for our growing population.

All the main parties voted for the intensive housing legislation which was rushed through without adequate research, analysis and consultation.

It forces the Council to revise the Unitary Plan which was already set up to provide 900,000 houses and, in the process, the legislation risks seriously depleting our cultural heritage and the natural environment and the public's enjoyment of it.

The proposals mean that any section would be zoned to allow three units of 3 storeys, within 1 metre of the boundary, as of right - unless there are "qualifying matters" established by Council to preserve the special nature of the area.

It also removes various overlays including the SEA (Significant Ecological Area) overlay which replaced the old North Shore City Council's residential bush protection zoning. The SEA overlay is not as strong as the old NSCC zoning - but during its tenure we have not seen any significant developments intrude into the Le Roys Bush & Little Shoal Bay Reserves

What we risk losing

Many people enjoy a special wilderness experience walking through a reserve such as Wai Manawa / Le Roys Bush Reserve, listening to the sounds of the bush and enjoying the peace and tranquillity. With intensive population growth and increased apartment living, there will be a growing demand for restorative walks in a quiet natural environment with proven community health benefits. Some authorities support the concept of “forest bathing” and “bush schools” as having significant beneficial effects for mental health and well-being.

The presence of trees in suburbs also contributes to improved levels of general health. Anecdotal evidence from people who visit Le Roys Bush support that there is something very special about walking in the reserve to counteract grief, stress, depression, anxiety, exhaustion and other conditions.

As the population is intensified, these needs will also be intensified.

Le Roys Bush depends on native bush on private land

Most people are aware that many of Auckland’s bush reserves are narrow strips often dependent on Significant Ecological Areas (SEAs) of adjacent bush on private land. This is the case in Le Roys Bush - often one is walking within metres of private property - much of this bush that provides the ambiance is not part of the reserve. Most people who live around the bush accept this constraint on the use of their own property - as they benefit reciprocally from their neighbours’ protection of the bush on their place. This was highlighted in a public meeting some years ago when a meeting was held to object to the introduction of SEAs. The speaker opposing the intrusion of property rights was applauded by the audience. But when another speaker pointed out that the SEAs protected occupants from the intrusion of developers spoiling their views, the applause was noticeably stronger. Basically people came to live around Le Roys Bush because of the bush - and they value it on their and other people’s property. They vigorously oppose attempts by developers to intrude on the SEA controls.

There are also many standalone SEAs on private land that provide a valuable ecological function and also contribute to keeping the air we breathe fresh and clean.

The present Auckland Unitary Plan rules about SEAs only provide partial protection of the bush. Property owners are allowed to clear a site for a dwelling and some apply to have the SEA removed. There need to be stronger safeguards.

Unfortunately, from August this year the Government legislation will remove the existing SEA rules from the Unitary Plan.

The current SEA rules must be reimplemented and strengthened in the revised Unitary Plan.

NOTE: *The presence of weeds or rubbish in the SEAs must not be seen as a reason to remove the SEA status. Nor should the illegal destruction of native trees or bush.*

Intensification and subdivision for housing around reserves would inevitably mean that

- native bush would be cleared for development - resulting in a loss of ecological and environmental benefits
- more trees will be removed
- more land would be impermeable - meaning more storm water creating erosion and flooding
- more sewage will be generated - resulting in pollution in streams, wetlands and beaches
- there would be less room for planting more trees to counteract climate change

Intensive 3-storey development within 1 metre of the boundary without resource consents and any right of appeal and in the absence of any design standards would in some reserves

- intrude on the experience of being "in nature" with its proven health benefits
- deliver increased noise pollution
- impose increased visual pollution
- create "edge" effects that would cause the bush to degrade

This is happening at a time when more planting is being encouraged to protect the environment. And we are still suffering from Government and Council removing blanket tree protection some years ago.

Will an SEA Qualifying Matter be enough?

To cope with Government's one size fits all approach and the lack of time for decent research, it is much appreciated that Auckland Council is currently working on defining "qualifying matters" that will serve a similar function to the SEAs and hopefully protect valuable ecological and cultural heritage from further depletion.

It is hoped that Council will ensure that existing SEAs will be maintained and strengthened in the revised Unitary Plan. Where this is not possible Council should create incentives for property owners to protect bush areas around reserves by providing covenants free of charge and undertaking ecological maintenance in the covenanted areas. Alternatively where development or subdivision is proposed, Council must ensure that the affected land passes into public ownership.

The blue polygons in the screenshot below are proposed, subject to further consultation and analysis, as the minimum buffer zones required to protect the unique qualities of Le Roys Bush.



SEAs on their own are not enough to protect the wilderness feeling of being in a natural bush reserve. Walking tracks benefit from being distanced from visible buildings. Backyard bush and lawns provide a wider buffer from visual and noise pollution.

To preserve the wildlinks for native birds across Tamaki Makaurau, all SEAs should be treated as “qualifying matters” whether near a reserve or elsewhere.

Other issues

There should be no additional development in the Little Shoal Bay catchment area (bordered by Hinemoa St, Highbury, Onewa Road and Church St) until the infrastructure is available to

- handle increasing sewage overload to prevent the ongoing overflows of sewage into the Le Roys Bush and Little Shoal Bay reserves
- prevent any further increase in stormwater release into Le Roys Bush and Little Shoal Bay reserves - the current situation has resulted in major silting and pollution - resulting in the silting up of nearly all the rock pools on the streams and the almost complete destruction of the native freshwater fish in the upper Le Roys Bush stream

All significant trees and tree groups within sight of the Le Roys Bush and Little Shoal Bay reserves should be protected even if they are not listed in the Unitary Plan.

Time should be provided to list these trees and groups of trees as protected trees. This is essential because Birkenhead groups did not propose many local trees for listing as they believed that the existing blanket tree protection rules were sufficient. For the sake of climate change mitigation and ecological benefits, time must be allowed to identify and propose these trees.

From: Willemien Thom
Sent: Wednesday, 11 May 2022 9:00 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: RE AK Council's Building Zone Change Proposal - (Meadowlands)

Good morning

Can this late submission from Megan Israel opposing the rezoning in Meadowlands still be accepted?

From: Bo Burns (Howick Local Board)
Sent: Tuesday, 10 May 2022 6:35 pm
To: Ian Milnes
Willemien Thom
Subject: FW: AK Council's Building Zone Change Proposal - (Meadowlands)

Who do we share this late submission with.

Regards
Bo

Bo Burns
Howick Local Board

From: Megan Israel
Sent: Friday, 6 May 2022 3:16 PM
To: Bo Burns (Howick Local Board)
Subject: AK Council's Building Zone Change Proposal - (Meadowlands)

Dear Bo

Feedback Re: AK COUNCIL'S PROPOSAL TO CHANGE THE BUILDING ZONE FOR PROPERTIES AROUND MEADOWLANDS SHOPPING CENTRE TO THE TERRACE HOUSING AND APARTMENT BUILDING ZONE.

I live in the Meadowlands/Somerville area, and I would like to provide feedback regarding the zoning changes proposed for the area surrounding the Meadowlands Shopping Centre. The deadline for feedback is Monday 9th May. I apologise for the lateness of this email. I have only very recently become aware of the situation that faces us.

I do NOT support the Council's proposal and I will try to keep my reasons as brief as possible:

- a) Our local schools and ECE's will not be able to accommodate the increased number of students (they already have rolls that are at the uppermost limits).
- b) Our local GP's and other medical providers will not be able to accommodate the increased number of clients (they are already unable to accept new patients due to constraints on numbers).
- c) With the proposed increase in local population, there would, unfortunately and inevitably, be more crime committed in the area. We have insufficient Police designated to our area for the existing population, let alone if there is a significant increase of people due to intensification.

(Further to the comments above, it is not realistic to think that we can "magic away" these issues that have become apparent in our community).

d) In response to the Council's question: "What do you think of our proposal to apply the THAB zone to residential areas up to around 200 metres from small town centres or large local centres with *high accessibility*?" I say that the area is NOT "highly accessible". We already experience significant traffic congestion due to the local roading layout, especially during peak periods. Considering the proposed intensification which, even when considering public transport (which consistently falls short of people's requirements, and even in best case scenarios simply does not work for everyone), will bring large scale traffic disruption, as the proposed THAB zoning in the Meadowlands area would be exacerbated by the THAB zoning proposed for other neighbouring areas such as Botany/Dannemora and Highland Park/Pakuranga. Traffic from Maraetai/Beachlands/Whitford would also get snarled up in the congestion.

I have listed areas of significant concern without yet even mentioning the more obvious negatives to intensification in relation to: building design, privacy, views, shading and the major change to the fabric of our community.

I'm asking you to please consider this feedback, and if possible please ensure that these concerns are raised with those charged with making decisions on these matters.

Sincerely
Megan Israel

We want your feedback on the parts of the preliminary response listed above. Your feedback will help inform a plan change. We are required to publicly notify this plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered during the statutory decision-making process.

We strongly encourage you to read the consultation document and supporting information before answering the following questions. For more details, go to [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/akhaveyoursay).

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Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Chimène Last name: del la Varis

Email address or postal address: _____

Your local board: Henderson - Massey

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☒ No Name of organisation/business: _____

These questions are optional but will help us understand which groups of the community are engaging with us.

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

- ☐ Support
- ☒ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

We need to expand active transport
around urban areas and city centres
to decrease our dependency on
fossil fuels

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter?

☒ Support

☐ Do not support – I think all existing special character areas should be a qualifying matter

☐ Do not support – I do not think special character areas should be a qualifying matter

☐ Other

☐ I don't know

Tell us why

To answer the next two questions, you will need to view the draft planning maps shown in the NPS-UD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

7. What do you think of the proposed residential special character areas that we have identified?

☒ Support

☐ Do not support – I think there are further areas of that should be identified as a qualifying matter

☐ Do not support – I think there are areas identified that should not be a qualifying matter

☐ Do not support – I think no special character areas should be identified as a qualifying matter

☐ Other

☐ I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
- ☒ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☐ Do not support – I think no areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

Heritage buildings anchor our sense of community + history + connection to place

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☒ Support
- ☐ Do not support
- ☐ Other
- ☐ I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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Your details

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First name:

Kay

Last name:

Enright

Email address or postal address:

Your local board:

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐

Yes

☒

No

Name of organisation/business:

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Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

1Km is about tops of the distance that people, particularly older people should be able to walk to get to a train or bus.

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☐ Support
- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

500m is the upper distance of a walkable distance.
It isn't realistic to expect people to walk
-further.

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☐ Support
- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
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- ☐ I don't know

Tell us why

500m as above.

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- ☐ Support
- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Town Centres should be condensed. THAB zone has a lot of detrimental effects on amenity, so it needs to be very restricted to 200m around large town centres - and only there. It should not be extended further than that.

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

200m is a good distance to confine
the adverse effects of 3-6 storey
buildings in a THAB zone.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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- ☐ Do not support – I think all existing special character areas should be a qualifying matter
- ☒ Do not support – I do not think special character areas should be a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

It is not fair or equitable that Epsom, Remuera, Ponsonby and the like retains big spacious sections, whilst development is pushed into outer suburbs not able to cope with it. The areas of special character are the ~~only~~ most important places for development to take place. They are central, on public transport and must be treated like the NPS-UD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

AKJ

7. What do you think of the proposed residential special character areas that we have identified?

- ☐ Support
- ☐ Do not support – I think there are further areas of that should be identified as a qualifying matter
- ☐ Do not support – I think there are areas identified that should not be a qualifying matter
- ☒ Do not support – I think no special character areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

All suburbs have some special character. Older suburbs are located around public transport, so these suburbs should

have ~~the~~ majority of developed concentrated in them.

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
- ☐ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☒ Do not support – I think no areas should be identified as a qualifying matter
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- ☐ I don't know

Tell us why

Infrastructure constraints

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☒ Support
- ☐ Do not support
- ☐ Other
- ☐ I don't know

Tell us why

Suburbs like Te Atatu Peninsula do not have adequate infrastructure. Sewage seeps out through many properties on the West side of Te Atatu Peninsula into Henderson Creek, every time it rains. It also only has one access in, & one out. ~~It~~ ^{The whole Peninsula} needs to ~~be~~ included as a qualifying matter due to infrastructure constraints.

Other qualifying matters

but also from Thomas → Taipari Strand as reverse sensitivity areas as a qualifying matter

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Te Atatu Peninsula from Thomas Ave through to Taipari Strand needs to retain its single house zone buffer of 3 houses from Henderson Creek. This zone was put here due to the reverse sensitivity issues arising from the Concourse & Refuse Station and also due to the

Springbank Landfill. There are serious slip issues around this ex landfill for residential properties.

All single house zones were noted for a reason - those reasons still exist and should be made qualifying matters.

If not, council will be at risk of serious claims for allowing intensification in areas known to have issues &.

Te Atatu Peninsula must retain its single house zoning on the west side, or at minimum change to the single dwelling two story zone. The buffer of 3 from Henderson Creek is a minimum.

Need more room? You can attach extra pages, but please make sure you include your name and contact information on each page. →

Would you like to subscribe to any of the following (tick all that apply):

- ☐ People's Panel - to take part in council surveys
- ☐ OurAuckland - your weekly guide to what's happening in Auckland
- ☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

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Auckland Council

Private Bag 92300, Victoria Street West

Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Megan Last name: Fitter

Email address or postal address: _____

Your local board: Waitakere Ranges.

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes

☒ No

Name of organisation/business: _____

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Increased facilities to support those
where this isn't possible will be needed
Such as drop zones and disability parking.
Active enforcement will be needed to
discourage abuse and retain availability
for the disabled, or those using ride
share services.

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Same comments as for Q1

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why Parking in surrounds will need to be good.
It seems reasonable. But please
remember blocked drains cause puddles
on wet days and keeping them clear
needs priority so pedestrians are not
soaked through before their work or
school day begins.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

BUT Glen Eden^{shops} needs a serious upgrade to make this an attractive proposition. Who is going to want the smell of fried chicken (7 shops there!) in their apartment.

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

But with off street parking provision
so narrow streets aren't impassable.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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- ☐ Do not support – I do not think special character areas should be a qualifying matter
- ☐ Other
- ☒ I don't know

Tell us why

I'm more concerned about a developer cutting down a 100 year old tree than transporting a villa off site. Mature trees need to be retained at all costs.

To answer the next two questions, you will need to view the draft planning maps shown in the NPS-UD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

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Tell us why

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☐ Support
- ☒ Do not support
- ☐ Other
- ☐ I don't know

Tell us why

Just sort the infrastructure. Make rainwater tanks compulsory in those areas for example.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Ridgeline Protection Overlay is the most important, protect and honour them.

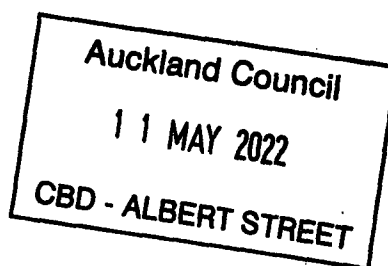
☐ People's Panel – to take part in council surveys

☐ OurAuckland – your weekly guide to what's happening in Auckland

- You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

8 May 2022



Unity Plan Team
 Freepost Authority Number 190197
 Auckland Council
 Private Bag 92300 Victoria Street West
 Auckland 1142

Dear Sir or Madam

RE: AUCKLAND COUNCIL 2021 RESOURCE MANAGEMENT (ENABLING BUILDING SUPPLY AND OTHER MATTERS) AMENDMENT ACT

I am extremely disappointed that the Government has chosen to overrule the Auckland Council Unitary Plan. The Auckland City Council Town planners, private town planners, consultants and others spent years producing the draft document, issuing it for comment and then revising it before adopting it. It is a well thought out document and will achieve the increase in housing density that the Government is wanting.

DENSITY

You can already see under the Unitary plan the density of new housing is increasing with taller buildings and greater numbers of apartments being built in the vicinity of bus and rail transport hubs. A good example is the new housing at 14 and 16 Williamson Belmont where developers have bought adjoining sites of 761 m² and 766m² with single houses on each and a total site area of 1527m² and built 16 apartments. It is better to do this than build on the rear or side of existing residential sites.

THREE STOREY BUILDINGS AND UP TO THREE DWELLINGS PER SITE

I do not agree with Medium Density Residential Standards Zone enabling development of at least 3 Storeys (12 metres) and 3 dwellings per site.

Buildings could be built up to the boundaries with minimal space between.

The Unitary Plan as with previous District Plans allowed for daylight in and around buildings so the residents could enjoy living there. Nobody wants a three storey building close to their boundary, outside their windows, taking away their sun, light and privacy and casting a shadow on their property. Density is better achieved by amalgamating adjoining sites and building a new development over both and considering the sun and shading.

The increased area of buildings and paved areas will affect the ability of the existing stormwater system to cope with the increased volume of water in older parts of the city where the system cannot cope now,

AUCKLAND COUNCIL

Unless this infill housing is well designed and considers the existing buildings on the site and the streetscape it will look very ugly. Unfortunately there is no control over the design of buildings.

SPECIAL CHARACTER

I note in the plans of the Epsom Mt Eden area many of the areas previously described as Special Character Zones have disappeared. These are important areas and unless they are zoned accordingly the buildings will be demolished. The council should undertake a survey and identify the buildings built during different periods and with differing architectural styles and worthy of saving or protecting. These buildings are what makes city and the streetscape more interesting and more varied.

TREES

The increased area of building and paving will decrease space available for planting and trees. More trees in the city should be added to the list of protected trees and be saved and not cut down. With climate change the aim is to save trees and plant more but you need space to plant them.

EXISTING STATE HOUSING AREAS AND AREAS WITH OLDER SINGLE DWELLING UNITS ON LARGE SITES

I would like to see more areas of existing early state housing now due for redevelopment because of the age and condition of the houses, acquired and re subdivided to provide higher density housing. Many sites are too large, with houses built close to the road and large areas of vacant land at the rear and not enough width for driveway access to a separate dwelling at the rear. This is wasted land in most cases.

SUMMARY

What has been proposed by the government is ill conceived with no appreciation of Auckland Council Unitary Plan and how it is already increasing the density of housing in Auckland.

How the city is planned for the future is best left to the professionals – the architects, heritage architects, town planners and urban planners. I sincerely hope that a further increase in density of housing can be achieved without sacrificing all the things that we all enjoy about the city.

Yours faithfully



Margaret Parker

AUCKLAND COUNCIL

We want your feedback on the parts of the preliminary response listed above. Your feedback will help inform a plan change. We are required to publicly notify this plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered during the statutory decision-making process.

We strongly encourage you to read the consultation document and supporting information before answering the following questions. For more details, go to akhaveyoursay.nz/housing.

We encourage you to give feedback online at akhaveyoursay.nz/housing or you can:

Scan and Email your completed form to:
unitaryplan@aucklandcouncil.govt.nz

Post your completed form to:
Unitary Plan Team
Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: MARGARET Last name: PARKER

Email address or postal address: _____

Your local board: _____

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes

☒ No

Name of organisation/business: _____

Your feedback (all questions are optional)

Requirements for Intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☒ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

- ☒ Support
- ☐ Do not support – I think it should be further
- ☐ Do not support – I think it should be closer
- ☐ Other
- ☐ I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter?

- ☐ Support
- ☒ Do not support – I think all existing special character areas should be a qualifying matter
- ☐ Do not support – I do not think special character areas should be a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

RETAIN AS MANY SPECIAL CHARACTER AREAS
AS POSSIBLE AS THEY ARE WHAT MAKE THE
CITY INTERESTING. ANY INFILL HOUSING SHOULD
BE COMPLIMENTARY IN SIZE, HEIGHT &
MATERIALS & COLOURS. NOTE THERE ARE VERY
FEW BLUE AREAS !!!

To answer the next two questions, you will need to view the draft planning maps shown in the NPS-UD map viewer. The maps show areas of special character that are identified as a qualifying matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

7. What do you think of the proposed residential special character areas that we have identified?

- ☐ Support
- ☒ Do not support – I think there are further areas of that should be identified as a qualifying matter
- ☐ Do not support – I think there are areas identified that should not be a qualifying matter
- ☐ Do not support – I think no special character areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified?

- ☐ Support
- ☒ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☐ Do not support – I think no areas should be identified as a qualifying matter
- ☐ Other
- ☐ I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

- ☒ Support
- ☒ Do not support
- ☐ Other
- ☐ I don't know

Tell us why

MANA OLDER AREAS OF THE CITY DO NOT HAVE EXISTING SUFFICIENT CAPACITY IN SEWER & STORMWATER INFRASTRUCTURE. THIS WILL BECOME WORSE IF THE DENSITY IS INCREASED. CONCENTRATE ON AREAS DUE FOR REDEVELOPMENT EG STATE HOUSING AREAS DEVELOPED IN 1930s-1940's

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

REINTRODUCE TREE PROTECTION RULES & AS POSSIBLE. SAVE AS MANY TREES, THAT DO NOT OBSTRUCT ANY DEVELOPMENT ON A SITE

I THINK YOU SHOULD REINTRODUCE RULES FOR ON SITE CAR PARKING. I KNOW YOU ARE TRYING TO REDUCE THE NUMBER OF CARS IN THE CITY BUT I THINK THERE SHOULD BE AT LEAST 1 GARAGE PER RESIDENTIAL UNIT AND POSSIBLY TWO. THERE ARE NOW TOO MANY CARS PARKED ON THE STREETS WHEN THERE ARE PEOPLE AT HOME.
DON'T TAKE AWAY CAR PARKS FOR TEACHERS.

IN PRINCIPAL I AGREE WITH REDUCING URBAN

Need more room? You can attach extra pages, but please make sure you include your name and contact information on each page. SPRAWL AND INCREASING THE DENSITY

Would you like to subscribe to any of the following (tick all that apply):

- ☐ People's Panel - to take part in council surveys
- ☐ OurAuckland - your weekly guide to what's happening in Auckland
- ☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

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